



SPECIAL MAGISTRATE BUILDING CODE

Citrus County Courthouse
110 N. Apopka Avenue, Room #100
Inverness, Florida 34450

AGENDA

April 24, 2026 - 9:00 AM

Christian W. Waugh, Special Master

NOTICE TO THE PUBLIC

To manage growth and foster prosperity by prioritizing the protection of environmental assets, the development and maintenance of infrastructure, and the health, safety, and well-being of its citizens.

Any person who decides to appeal any decision of the Governing Board 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 proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes) Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, If you are hearing or speech impaired, dial 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Service at least two days before the meeting.

A. CALL TO ORDER

B. PLEDGE TO FLAG

C. APPROVAL OF MINUTES

C.1. Minutes January 23, 2026

Approve Minutes January 23, 2026

D. STAFF UPDATE (Abated & Continued)

E. OLD & NEW CASES (Listed in Alphabetical order)

E.1. Old and New Cases

F. ADJOURN



C.1.

AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Minutes January 23, 2026				
AGENDA DATE:	April 24, 2026				
<u>BRIEF OVERVIEW:</u>					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Currentt Budget	YTD Expenditure	Encumbrances	Available Balance
<u>RECOMMENDED ACTION:</u>					
Approve Minutes January 23, 2026					
<u>ATTACHMENTS:</u>					
1. SM 1-23-26 Minutes					

**CITRUS COUNTY
BUILDING DIVISION COMPLIANCE HEARING
Citrus County Building Division
Room 166
MINUTES
FRIDAY, January 23rd, 2026 @ 9:00 A.M.
3600 W. Sovereign Path
Lecanto, FL34461**

Christian W. Waugh, Special Master

A. Call to Order

Christian W. Waugh called the January 23rd, 2026, hearing to order at 9:01 a.m.

B. Pledge to Flag

Christian W. Waugh opened with the Pledge of Allegiance.

C. Licensing Supervisor, David Oyler, read this statement into the record: If any person decides to appeal any decision made by the Building Division Compliance Special Master with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

SPECIAL MASTER:

Christian W. Waugh, Special Master

STAFF PRESENT:

Code Officers – Timothy Williams, Kimberly Slater,
Deborah DeMaria

Assistant County Attorney – Beth Antrim

Licensing Supervisor – David Oyler

Eric Landon – Growth Management Director

Sam Acosta – Building Division Director

Recording Secretary – Renee Blevins

D. Approval of Minutes – as amended.

CITRUSRE LLC, Building Division Compliance Case No. 2025-01624, Case 1

The Special Master heard testimony from the following witnesses:

License Compliance Officer, Timothy Williams on behalf of Petitioner
Sam Acosta, Expert Witness
Karen Cunningham, Owner
Zachary Schmidt, Superintendent of Respondent

Karen Cunningham did not contest the violation.
No exhibits were admitted into evidence.

SPECIAL MASTER ORDER: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The Respondent can abate the violation by applying for and having an issued permit for the construction modification done without a required permit.

The fine amount of \$250.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and the Respondent's failure to take action to abate the violation.

Respondent shall abate the violation no later than 30 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. The fine will be recorded and will continue to constitute a lien on the real or personal property of **KAREN CUNNINGHAM**. The County Attorney's Office may seek foreclosure on the lien or sue to recover a money judgement for the amount of the lien, plus accrued interest. Respondent shall be responsible for the payment of all cost required by County ordinances or regulations, which may also be filed as a lien of record.

Peter Guariglia, Building Division Compliance Case No. 2025-01784, Case 2

The Special Master heard testimony from the following witnesses:

License Compliance Officer, Timothy Williams
Sam Acosta, Expert Witness
Peter Guariglia, Owner

Mr. Guariglia did not contest the violation.
No exhibits were admitted into evidence.

SPECIAL MASTER ORDER: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The Respondent can abate the violation by applying for and having an issued Permit.

The fine amount of \$250 per day recommended by the code compliance officer is reasonable considering the nature of the violation and the Respondent's failure to take action to abate the violation.

Respondent shall abate the violation no later than 75 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. The fine will be recorded and will continue to constitute a lien on the real or personal property of **PETER GUARIGLIA**. The County Attorney's Office may seek foreclosure on the lien or sue to recover a money judgement for the amount of the lien plus accrued interest. Respondent shall be responsible for the payment of all cost required by County ordinances or regulations, which may also be filed as a lien of record.

Jeremy & Desiree Lewis, Building Division Compliance Case No. 2025-01096, Case 3

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer David Oyler on behalf of the Petitioner
Samuel Acosta, Expert Witness
Jeremy Lewis, Owner

Jeremy Lewis did not contest the violation.
No exhibits were admitted into evidence.

SPECIAL MASTER ORDER: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The Respondent can abate the violation by applying for and having an issued permit.

The fine amount of \$50.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and the Respondent's failure to take action to abate the violation.

Respondent shall abate the violation no later than 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. The fine will be recorded and will continue to constitute a lien on the real or personal property of **JEREMY LEWIS**. The County Attorney's Office may seek foreclosure on the lien or sue to recover a money judgement for the amount of the lien plus accrued interest. Respondent shall be responsible for the payment of all cost required by County ordinances or regulations, which may also be filed as a lien of record.

James Meffert, Building Division Compliance Case No. 2025-01198, Case 4

The Special Master heard testimony from the following witnesses:

Licensing Compliance David Oyler, on behalf of the Petitioner
Samuel Acosta, Expert Witness
James Meffert, Owner

James Meffert did not contest the violation.
No documents were entered into evidence.

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$50.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 60 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **JAMES D. MEFFERT**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Michael Holland, Building Division Compliance Case No. 2025-01349, Case 5

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer David Oyler, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Michael Holland, Owner

Michael Holland did not contest the violation.
No documents were admitted into evidence.

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$50.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 60 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **MICHAEL HOLLAND**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Thomas Peter, Building Division Compliance Case No. 2025-01678, Case 6

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Deborah DeMaria, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Mark Smith; Contractor, On behalf of the Owner

Thomas Peter was not present.
The following documents were entered into evidence:

Exhibit A: Photos, 8 pages

Exhibit B: Notice of Violation, Notice of Hearing, Pre-Hearing Order, Letter of Continuance,
Certified Mail Receipts

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$30.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 30 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$400.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **THOMAS PETER**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Colleen Marie Ashmore, Building Division Compliance Case No. 2024-01592, Case 7

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Kim Slater, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Colleen Marie Ashmore, Owner
Jeremy Lentz, Citrus County Building Inspector

Colleen Marie Ashmore did not contest the violation.

The following documents were entered into evidence:

Exhibit A: Photos: Pages 26, 27, 28, 29, 30, 31

Exhibit B: Notice of Violation, Notice of Hearing Order, Notice of Pre-Hearing Order, Property Posting Affidavit

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$150.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 90 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **COLLEEN MARIE ASHMORE**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Dhruvil Patel, Building Division Compliance Case No. 2025-01889, Case 8

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Timothy Williams, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Dhruvil Patel, Owner

Dhruvil Patel did not contest the violation.
No documents were admitted into evidence.

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$250.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 60 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **DHRUVIL PATEL**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Becky Odum, Building Division Compliance Case No. 2025-01305, Case 9

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Timothy Williams, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Becky Odum, Owner

Becky Odum did not contest the violation.

The following documents were admitted into evidence:

Exhibit A: Photos – 3 Pages

Exhibit B: Notice of Violation, Notice of Pre-Hearing order, Notice of Hearing Order

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$250.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 75 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **BECKY ODUM**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The

respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Kathryn Bush, Building Division Compliance Case No. 2024-00750, Case 10

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Timothy Williams, on behalf of the Petitioner
Owner, Kathryn Bush

Kathryn Bush made an appeal to the Special Master regarding fines that have been incurred since January 22nd, 2025, at \$50.00 per day and including all administrative costs imposed.

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

At this time, this case has been abated.

Respondents request was granted with fine being reduced to \$1,000.00 plus \$276.56 for administrative and court costs for a total of \$1,276.56

SM Industries, Building Division Compliance Case No., Case 11

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Timothy Williams, on behalf of the Petitioner
Joseph Dawson, Owner

Joseph Dawson made an appeal to the Special Master regarding fines that have been incurred since October 13th, 2025, at \$250.00 per day and including all administrative costs imposed.

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

At this time, this case has been abated.

Respondents request was granted with fine being reduced to \$2,000.00 plus \$278.56 for administrative and court costs for a total of \$1,278.56

Christopher Graeve, Building Division Compliance Case No. 2025-01972, Case 12

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Deborah DeMaria, on behalf of the Petitioner

Samuel Acosta, Expert Witness

Christopher Graeve was not present.

The following documents were admitted into evidence:

Exhibit A: Expired permit information; BLD2023-17644

Exhibit B: Florida Building Codes: 105.4.1.1 & 105.4.1.2

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$1,000.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 21 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$1,000.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **CHRISTOPHER GRAEVE**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Kenneth Zarillo, Jr, Building Division Compliance Case No. 2025-00454, Case 13

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Timothy Williams, on behalf of the Petitioner

Samuel Acosta, Expert Witness

Kenneth Zarillo Jr., Owner

Kenneth Zarillo, Jr. did not contest the violation.

The following documents were admitted into evidence.

Exhibit A: Photos – 11 Pages

Exhibit B: Notice of Violation, Notice of Hearing Order, Notice of Pre-Hearing Order, Posting Affidavit

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$250.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 60 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **KENNETH R. ZARILLO**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Jason & Jennifer Lefrancois, Building Division Compliance Case No. 2025-01738, Case 14

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer Deborah DeMaria, on behalf of the Petitioner
Samuel Acosta, Expert Witness

Jason Lefrancois and/or Jennifer Lefrancois were not present.

The following documents were admitted into evidence:

EXHIBIT A: Photos – 5 Pages

EXHIBIT B: Notice of Violation, Notice of Hearing Order, Notice of Pre-Hearing Order

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondents have violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$300.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondents shall abate the violation no later than 30 days from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$300.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **JASON AND/OR JENNIFER LeFRANCOIS**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondents shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

Denise SanMiguel, Building Division Compliance Case No. 2025-02153, Case 15

The Special Master heard testimony from the following witnesses:

Licensing Compliance Officer David Oyler, on behalf of the Petitioner
Samuel Acosta, Expert Witness
Denise SanMiguel, Owner
Fiorella Rodrigues – Respondents Attorney

Denise San Miguel did not contest the violation.

The following documents were admitted into evidence:

Exhibit A: Photos – 13 Pages

Exhibit B: Notice of Violation, Notice of Hearing Order, Notice of Pre-Hearing Order, Property Posting Affidavit

Special Master Order: The Special Master finds that Petitioner has established by a preponderance of the evidence that:

Respondent has violated Chapter 18, Article I Section 18-8 (a) of the Citrus County Code by conducting work without an issued permit.

The violation may be abated by applying for and having an issued permit for all construction modifications.

The fine amount of \$250.00 per day recommended by the code compliance officer is reasonable considering the nature of the violation and Respondent's failure to take action to abate the violation.

The respondent shall abate the violation no later than 6 months from the date of the order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter.

Pursuant to Section 162.09 (1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine. This fine will be recorded and will continue to constitute a lien on the real or personal property of **DENISE SAN MIGUEL**. The County Attorney's Office may seek to foreclose on the lien or sue to recover a money judgment for the amount of the lien plus accrued interest. The respondent shall be responsible for payment of all costs required by County ordinances or regulations, which may also be filed as a lien of record.

G. Other Business: None

H. Adjourn 11:01 am

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 110 North Apopka Avenue, Inverness, Florida 34450; (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 341-6580.

CHRISTIAN W. WAUGH, SPECIAL MASTER
CITRUS CO. BLDG. DIVISION COMPLIANCE HEARING



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Old and New Cases				
AGENDA DATE:	April 24, 2026				
<u>BRIEF OVERVIEW:</u> Old and New Cases					
<u>STRATEGIC PLANNING ELEMENT:</u>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Currentt Budget	YTD Expenditure	Encumbrances	Available Balance
<u>RECOMMENDED ACTION:</u> Old and New Cases					
<u>ATTACHMENTS:</u>					
1. Old & New Cases Building Division Compliance Hearing					

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
AERTS CHERYL	202600039	Timothy Williams		Samuel Acosta
BANKER, ARNOLD OR LORI	202502121	Deborah Demaria		Samuel Acosta
BEST OFFERS INVESTMENTS LLC	202600119	Kim Slater		Samuel Acosta
BEST OFFERS INVESTMENTS LLC	202600118	Kim Slater		Samuel Acosta
BEVERLY HILLS INVESTMENTS LLC	202600159	Kim Slater		Samuel Acosta
BUCKS HERNANDO 1 LLC MILLS VIRGINIA B	202501129	Timothy Williams		Samuel Acosta
CITRUSRE LLC C/O KAREN CUNNINGHAM	202501624	Timothy Williams		Samuel Acosta
COUCH MICHAEL D	202501986	Timothy Williams		Samuel Acosta
DULZAIDES, MICHELLE & IGNACIO	202600185	Kim Slater		Samuel Acosta
GOUD, SUDHARSHAN	202500074	Deborah Demaria		Samuel Acosta
GROND PETER	202600044	Timothy Williams		Samuel Acosta
HARDIN JR, JEFFERY	202600330	Kim Slater		Kim Slater
JACKSON JR RAYMOND F	202600151	Timothy Williams		Samuel Acosta
JOHNSON, DANIELLE	202501641	Deborah Demaria		Samuel Acosta
LEE DIANE	202401428	David Oyler		Samuel Acosta Joanna Coutu
LEIBFREID, CHRISTOPHER/JUDY	202501418	Deborah Demaria		Samuel Acosta Joanna Coutu David Oyler
NOEL, JR., MICHAEL OR LENA	202502226	Deborah Demaria		Samuel Acosta
SHAHIN, SHERMAN	202600002	Deborah Demaria		Samuel Acosta
THOMAS PETER	202501678	Deborah Demaria		Samuel Acosta
VANDEBURG HEATHER N BRAEDEN B	202501986	Timothy Williams		Samuel Acosta
VANEVERY, CHRISTINE	202502206	Deborah Demaria		Samuel Acosta

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
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To Be Heard	Case #	Service Type	Officer
AERTS CHERYL	202600039		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
3401 E Wagon Trl Hernando FL 34442	1	April 11, 2026	April 24, 2026
Experts			
Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
BANKER, ARNOLD OR LORI	202502121		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
11582 W Clearwater Ct Homosassa Fl 34448	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
BEST OFFERS INVESTMENTS LLC	202600118		Kim Slater
Violation Address	# of Times on	Advertised	Original Hearing Date
11676 N Riverbend Rd Dunnellon FL 34433	0	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
BEST OFFERS INVESTMENTS LLC	202600119		Kim Slater
Violation Address	# of Times on	Advertised	Original Hearing Date
5267 W Blade Ln Dunnellon FL 34433	1	April 11, 2026	null
Experts			
Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
BEVERLY HILLS INVESTMENTS LLC	202600159	POSTED AT PROPERTY	Kim Slater
Violation Address	# of Times on	Advertised	Original Hearing Date
24 N Adams St Beverly Hills Fl 34465	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
BUCKS HERNANDO 1 LLC MILLS VIRGINIA B	202501129		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
2408 N Florida Ave Hernando FL 34442	1	April 11, 2026	April 24, 2026
Experts			
Samuel Acosta			

Nature of Violation	Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.
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To Be Heard	Case #	Service Type	Officer
CITRUSRE LLC C/O KAREN CUNNINGHAM	202501624		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
1029 S Telephone Point Rd Inverness FL 34450	1	April 11, 2026	January 23, 2026
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

2nd Time Heard

4/8/26, 2:10 PM

2nd Time Action

GUILTY; GRANTED 30 DAYS FROM 02/02/2026 TO ABATE THE VIOLATION OR \$250/DAY FINE WILL BE IMPOSED. HAS UNTIL 03/04/2026 TO ABATE VIOLATION. REINSPECTION SCHEDULED FOR 03/05/2026.

To Be Heard	Case #	Service Type	Officer
COUCH MICHAEL D	202501986		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
11494 E Steamboat Dr Floral City FL 34436	1	April 11, 2026	April 24, 2026
Experts			
Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
DULZAIDES, MICHELLE & IGNACIO	202600185		Kim Slater

Violation Address	# of Times on	Advertised	Original Hearing Date
4315 W Dunnellon Rd Dunnellon FL 34433	0	April 11, 2026	null

Experts

Samuel Acosta

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
GOUD, SUDHARSHAN	202500074		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
1628 S Palm Ave Homosassa Fl 34448	1	April 11, 2026	April 24, 2026
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
GROND PETER	202600044		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
11846 W Riverhaven Dr Homosassa Fl 34448	1	April 11, 2026	April 24, 2026
Experts			
Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
HARDIN JR, JEFFERY	202600330		Kim Slater
Violation Address	# of Times on	Advertised	Original Hearing Date

3386 W Webster Pl
Dunnellon Fl 34433

1

April 11, 2026

null

Experts

Kim Slater

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
JACKSON JR RAYMOND F	202600151		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
4585 E Harvard Dr Hernando FL 34442	1	April 11, 2026	April 24, 2026
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
JOHNSON, DANIELLE	202501641		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
6264 W Holiday St Homosassa Fl 34446	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
LEE DIANE	202401428	Posted at Property	David Oyler

Violation Address	# of Times on	Advertised	Original Hearing Date
1294 N Circle Dr Crystal River FL 34429	1	December 7, 2024	December 18, 2024

Experts

Samuel Acosta
Joanna Coutu

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

2nd Time Heard

4/2/26, 12:00 AM

2nd Time Action

GUILTY; granted 90 days from December 19, 2024, to abate the violation or \$50.00/day be imposed. Has until March 19, 2025 to abate the violation. Reinspection scheduled March 20, 2025.

To Be Heard	Case #	Service Type	Officer
LEIBFREID, CHRISTOPHER/JUDY	202501418		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date

8438 W Dixie Ct
Homosassa Fl 34448

1

April 11, 2026

null

Experts

Samuel Acosta

Joanna Coutu

David Oyler

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
NOEL, JR., MICHAEL OR LENA	202502226		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
10063 W Vida Ct Crystal River FL 34428	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
SHAHIN, SHERMAN	202600002		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
5736 W Tice Ct Homosassa Fl 34446	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation	Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.
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To Be Heard	Case #	Service Type	Officer
THOMAS PETER	202501678		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
10823 W Yulee Dr Homosassa Fl 34448	1	April 11, 2026	January 23, 2026
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

2nd Time Heard

4/8/26, 11:15 AM

2nd Time Action

GUILTY; GRANTED 30 DAYS FROM 02/02/2026 TO ABATE THE VIOLATION OR \$400/DAY FINE WILL BE IMPOSED. HAS UNTIL 03/04/2026 TO ABATE VIOLATION. REINSPECTION SCHEDULED FOR 03/05/2026.

To Be Heard	Case #	Service Type	Officer
VANDERBURG HEATHER N BRAEDEN B	202501986		Timothy Williams

Violation Address	# of Times on	Advertised	Original Hearing Date
3076 S Blackmountain Dr Inverness FL 34450	1	April 11, 2026	April 24, 2026

Experts

Samuel Acosta

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

To Be Heard	Case #	Service Type	Officer
VANEVERY, CHRISTINE	202502206		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
8448 W Lyrical Ln Crystal River FL 34429	1	April 11, 2026	null
Experts Samuel Acosta			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

G. Other Business

Name	Case#	Officer	Experts
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H. Adjourn

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 110 North Apopka Avenue, Inverness, Florida 34450; (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 341-6580.

CHRISTIAN W. WAUGH, SPECIAL MASTER
CITRUS COUNTY
BUILDING COMPLIANCE HEARING