



SPECIAL MAGISTRATE CODE COMPLIANCE

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

AGENDA

April 15, 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

D. STAFF UPDATE (Abated & Continued)

D.1. Staff Update (Abated & Continued)

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

E.1. Old and New Cases

F. ADJOURN



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Staff Update (Abated & Continued)				
AGENDA DATE:	April 15, 2026				
<u>BRIEF OVERVIEW:</u> Staff Update (Abated & Continued)					
<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> Staff Update (Abated & Continued)					
<u>ATTACHMENTS:</u> 1. SKM_C750i26041416570					

E. Abated & Continued Cases

<u>Name</u>	<u>Case#</u>
ANDERSON ERIC	202600320
AULTMAN ROLLAND L & AULTMAN	202600176
AULTMAN ROLLAND L & AULTMAN	202600186
BISSONETTE MICHAEL S &	202600301
BISSONETTE MICHAEL S &	202600302
BRANSFORD ALLEN T	202600101
DAREL DYANDRIA	202600037
HALFHILL JENNIE LEE	202502282
KNECHT SHIRLEY	202600062
KUCE JOSEPH J & KUCE WENDY J	202600071
SEGGERTY BRIAN K & SEGGRETY	202600027
SIEGEL ROBIN	202600102
TATE RICHARD	202600021
TEKAWADE AVINASH	202501259
YORK JR ALONZO	202502129



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Old and New Cases				
AGENDA DATE:	April 15, 2026				
<u>BRIEF OVERVIEW:</u> Old & 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. SKM_C750i26041416580					

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
ADAMS HOMES OF NORTHWEST FLORIDA INC	202600073	Julie Wilkinson	5	Joanna Coutu
ANNDavid REAL ESTATE LLC	202600216	Julie Wilkinson	6	Joanna Coutu
BASS AUSTIN & BASS MARLENA	202600245	Cody Maguire	7	
BASS AUSTIN & BASS MARLENA	202600271	Cody Maguire	8	Joanna Coutu
BASS AUSTIN & BASS MARLENA	202600272	Cody Maguire	9	Joanna Coutu
BECK JUDITH O & MILLET MARC	202600020	Robert Denaro	10	
BLAKE REX R	202600289	Cody Maguire	11	
BOROWSKI ROBERT E & BOROWSKI ELZBIETA	202600034	Alan Jonason	12	Joanna Coutu
BRAMALL DALE EUGENE	202600214	Julie Wilkinson	13	
BYERS KEITH F & BYERS JENNIFER K	2161008	Jillian Nocella	14	
CARDINEZ SR MICHAEL GERARD	202600109	Cody Maguire	15	Joanna Coutu
CASTILLO JENNIFER ELIZABETH EVANS	202600058	Erica Olsson	16	
DAUGERTY LINDA	202600143	Erica Olsson	17	Joanna Coutu
ENGLEHART EDWARD RAYMOND AND ENGLEHART LORI ANN	202600152	Cody Maguire	18	
GERDING JOHN JAY	202600015	Robert Denaro	19	
GOLDEN ROBERT MARION	202502281	Cody Maguire	20	Joanna Coutu
GROCHOWSKI RONALD P	202600340	Cody Maguire	21	Joanna Coutu
GROCHOWSKI RONALD P	202600341	Cody Maguire	22	
HOMES BY ANN DAVID	202600182	Julie Wilkinson	23	Joanna Coutu
JW VENTURES LLC	202600164	Robert Denaro	24	Joanna Coutu
JWV INVESTMENTS INC	202600237	Erica Olsson	25	Joanna Coutu
KEATING CHRISTOPHER	202502263	Cody Maguire	26	Joanna Coutu

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
KIRKENDALL KENNY JOEL & DOUGLAS SUSAN	202600130	Erica Olsson	27	Joanna Coutu
KLAIBER KAREN	202600218	Robert Denaro	28	Joanna Coutu
KLAIBER KAREN	202600219	Robert Denaro	29	Joanna Coutu
KLAIBER KAREN	202600220	Robert Denaro	30	Joanna Coutu
MAHER III JAMES M & STUCKETT DARLENE Y	202600201	Robert Denaro	31	
MAHER III JAMES M & STUCKETT DARLENE Y	202600207	Robert Denaro	32	
PEARSON JENNIFER LEE & PEARSON DAVID ALLEN	202600125	Alan Jonason	33	
PEREZ JOHN T	202600079	Erica Olsson	34	
POWER SPORTS OF MINNESOTA INC	202600070	Erica Olsson	35	Joanna Coutu
RIVENBARK LEE	202600133	Robert Denaro	36	Joanna Coutu
RIVENBARK LEE	202600150	Robert Denaro	37	
THOMAS PETE	202600136	Robert Denaro	38	Joanna Coutu
THOMAS QUEEN G	202600135	Robert Denaro	39	Joanna Coutu
VOS JR RALPH K	202600115	Erica Olsson	40	Joanna Coutu
WILL VANGENT & WILLY VANGENT 401K TRUST	202600163	Robert Denaro	41	Joanna Coutu
WORLDWIDE ALLIANCE LLC	202502058	Julie Wilkinson	42	Joanna Coutu

To Be Heard	Case #	Service Type	Officer
ADAMS HOMES OF NORTHWEST FLORIDA INC	202600073	Certified Mail	Julie Wilkinson

Violation Address	# of Times on	Advertised	Original Hearing Date
1267 W Nankeen Dr Dunnellon FL 34434	1	April 5, 2026	April 15, 2026

Experts
Joanna Coutu

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
ANNDavid REAL ESTATE LLC	202600216	Certified Mail, Posted at	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
10686 N Academy Dr Dunnellon FL 34434	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
BASS AUSTIN & BASS MARLENA	202600245	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
8214 N Dacca Ter Dunnellon FL 34433	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
BASS AUSTIN & BASS MARLENA	202600271	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
8214 N Dacca Ter Dunnellon FL 34433	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	Violation of Land Development Code Section 3150: A. Fences in residential districts shall not be constructed of barbed wire or electrical unless an agricultural use is authorized. B. Fences and walls may be permitted along property lines outside of required easements. No fence or wall in a residential district shall exceed six feet in height. C. Fences, walls, hedges, or other structures or vegetation shall not be permitted over 30 inches in height above the average road grade in a visibility triangle. Such triangle shall consist of the area bounded by (i) the edge of pavement of a road (or the edge of an unpaved road); (ii) the edge of pavement of an intersecting road or driveway (or the edge of an unpaved road or driveway); and (iii) an imaginary line connecting the other two lines at points 25 feet from their intersection. D. Fences shall consist of one or more of the following materials: wood posts, picket, field fence, basket weave, lattice, split rail, woven saplings, cast or wrought iron, chain link or pvc/plastic, except where an agricultural use is authorized.
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To Be Heard	Case #	Service Type	Officer
BASS AUSTIN & BASS MARLENA	202600272	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
8214 N Dacca Ter Dunnellon Fl 34433	202600272	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	3320. TRUCKS PARKED IN SELECTED LAND USE DISTRICTS B. Trucks as defined by this LDC, shall be allowed as a Conditional Use within the CL, Low Intensity Coastal and Lakes Residential; RUR, Rural Residential; LDR, Low Density Residential; MDR, Medium Density Residential; PSO, Professional Service Office; NEC, Neighborhood Commercial; and PORT, Port (residential areas only); subject to the following criteria: 1. The minimum lot size for all districts shall be greater than five acres. 2. No proposed parking shall be allowed in an established front yard. 3. No detachable trailers (semi-trailers) shall be permitted. 4. Only one truck per lot of record can be permitted.
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To Be Heard	Case #	Service Type	Officer
BECK JUDITH O & MILLET MARC	202600020	Posted Property & LGB	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
7841 E Northlake Dr Floral City FL 34436	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
BLAKE REX R	202600289	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
7488 W Cowhide Cove Path Crystal River FL 34428	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation	It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.
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To Be Heard	Case #	Service Type	Officer
BOROWSKI ROBERT E & BOROWSKI ELZBIETA	202600034	Posted Property & LGB	Alan Jonason

Violation Address	# of Times on	Advertised	Original Hearing Date
4452 E Rejoice St Inverness Fl 34453	1	April 5, 2026	April 15, 2026

Experts

Joanna Coutu

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.

To Be Heard	Case #	Service Type	Officer
BRAMALL DALE EUGENE	202600214	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
3440 N Burroughs Path Beverly Hills Fl 34465	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
BYERS KEITH F & BYERS JENNIFER K	2161008	Posted Property & LGB	Jillian Nocella
Violation Address	# of Times on	Advertised	Original Hearing Date
7252 E Shadywoods Ct Floral City FL 34436	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

Article V – Unsafe structures and/or conditions. Order to Demolish.

APPEAL ORDER TO DEMOLISH

To Be Heard	Case #	Service Type	Officer
CARDINEZ SR MICHAEL GERARD	202600109		Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
10587 N Dawnflower Pt Crystal River FL 34428	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
CASTILLO JENNIFER ELIZABETH EVANS	202600058	Posted Property & LGB	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
7463 W Revere Ln Homosassa Fl 34448	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
DAUGERTY LINDA	202600143	Certified Mail	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
6160 W Meadow St Homosassa Fl 34446	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	LDC 3140, Temporary Uses. Table 3-2. Temporary Occupancy of a recreation vehicle is permitted two weeks per address per year.
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To Be Heard	Case #	Service Type	Officer
ENGLEHART EDWARD RAYMOND AND ENGLEHART LORI ANN	202600152	Certified Mail	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
6093 W Stockholm Ln Dunnellon FL 34433	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
GERDING JOHN JAY	202600015	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
26 S Raven Ter Inverness FL 34450	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
GOLDEN ROBERT MARION	202502281	Certified Mail	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
11734 N Citrus Ave Crystal River FL 34428	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.

To Be Heard	Case #	Service Type	Officer
GROCHOWSKI RONALD P	202600340		Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
1066 N Lajolla Pt Crystal River FL 34429	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use. 1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards. B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.
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To Be Heard	Case #	Service Type	Officer
GROCHOWSKI RONALD P	202600341	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
1051 N Lajolla Pt Crystal River Fl 34429	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
HOMES BY ANN DAVID	202600182	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
2702 W Paragon Ln Dunnellon FL 34433	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.
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To Be Heard	Case #	Service Type	Officer
JW VENTURES LLC	202600164	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
8504 E Henderson Trl Inverness Fl 34450	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.
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To Be Heard	Case #	Service Type	Officer
JWV INVESTMENTS INC	202600237	Certified Mail	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
5491 S Cedar Mill Path Homosassa Fl 34448	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
KEATING CHRISTOPHER JAMES	202502263	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
2838 W Grapevine Ct Dunnellon FL 34433	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.

To Be Heard	Case #	Service Type	Officer
KIRKENDALL KENNY JOEL & DOUGLAS SUSAN 202600130			Erica Olsson

Violation Address	# of Times on	Advertised	Original Hearing Date
10800 W Misty Rose St Homosassa Fl 34448	1	April 5, 2026	April 15, 2026

Experts
Joanna Coutu

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
KLAIBER KAREN	202600218	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
4380 E Trail X Ln Inverness FL 34452	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.

To Be Heard	Case #	Service Type	Officer
KLAIBER KAREN	202600219	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
4380 E Trail X Ln Inverness FL 34452	1	April 5, 2026	April 15, 2026
Experts			
Joanna Coutu			

Nature of Violation	LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.
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To Be Heard	Case #	Service Type	Officer
KLAIBER KAREN	202600220	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
4390 E Trail X Ln Inverness FL 34452	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
MAHER III JAMES M & STUCKETT DARLENE Y	202600201	Posted Property & LGB	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
5566 S Barco Ter Inverness Fl 34452	1	April 5, 2026	null
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
MAHER III JAMES M & STUCKETT DARLENE Y	202600207	Posted Property & LGB	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
5566 S Barco Ter Inverness FL 34452	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation	It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street, or highway; pursuant to Chapter 20, Article IV Section 20-41 of the Citrus County Code of Ordinances.
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To Be Heard	Case #	Service Type	Officer
PEARSON JENNIFER LEE & PEARSON DAVID ALLEN	202600125	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
4822 N Tanglewood Ave Hernando FL 34442	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
PEREZ JOHN T	202600079	Posted Property & LGB	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
4168 W Bach Ln Homosassa Fl 34448	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation	It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances.
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To Be Heard	Case #	Service Type	Officer
POWER SPORTS OF MINNESOTA INC	202600070	Posted Property & LGB	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
10671 W Marker Path Homosassa Fl 34448	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.

To Be Heard	Case #	Service Type	Officer
RIVENBARK LEE	202600150	Posted Property & LGB	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
3964 S Big Al Pt Inverness FL 34452	1	April 5, 2026	April 15, 2026
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances.

To Be Heard	Case #	Service Type	Officer
RIVENBARK LEE	202600133	Posted Property & LGB	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
3964 S Big Al Pt Inverness Fl 34452	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
THOMAS PETE	202600136	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
7470 S Myers Pt Floral City FL 34436	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation	Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use. 1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards. B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.
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To Be Heard	Case #	Service Type	Officer
THOMAS QUEEN G	202600135	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
7460 S Myers Pt Floral City FI 34436	1	April 5, 2026	null
Experts Joanna Coutu			

Nature of Violation	Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use. 1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards. B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein.
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To Be Heard	Case #	Service Type	Officer
VOS JR RALPH K	202600115	Posted Property & LGB	Erica Olsson
Violation Address	# of Times on	Advertised	Original Hearing Date
10798 W Larchwood St Homosassa Fl 34448	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
WILL VANGENT & WILLY VANGENT 401K TRUST	202600163	Certified Mail	Robert Denaro

Violation Address	# of Times on	Advertised	Original Hearing Date
8488 E Henderson Trl Inverness Fl 34450	1	April 5, 2026	April 15, 2026

Experts

Joanna Coutu

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Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

To Be Heard	Case #	Service Type	Officer
WORLDWIDE ALLIANCE LLC	202502058	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
8150 N Santos Dr Dunnellon FL 34434	1	April 5, 2026	April 15, 2026
Experts Joanna Coutu			

Nature of Violation

LDC 4002A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law. B. A site development plan shall be required for any development on vacant land. C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

1ST TIME HEARD

FEBRUARY 18, 2026

1ST TIME ACTION

DUE TO IRREPARABLE AND IRREVERSIBLE NATURE OF THE VIOLATION, A ONE-TIME FINE IN THE AMOUNT OF \$5,000.00 IS ASSESSED AGAINST RESPONDENT.

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, 3600 W. Sovereign Path, Suite 267 Lecanto, Florida 34461 (352) 527-5210, at least two days before the meeting. If you are hearing or speech impaired, use the TTY telephone (352) 527-5312.

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