



SPECIAL MAGISTRATE CODE COMPLIANCE

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

AGENDA

May 20, 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 from April 15, 2026**
- D. **STAFF UPDATE (Abated & Continued)**
 - D.1. Abated & Continued
- E. **OLD & NEW CASES (Listed in Alphabetical order)**
 - E.1. Old & New Cases
- F. **ADJOURN**



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Abated & Continued				
AGENDA DATE:	May 20, 2026				
<u>BRIEF OVERVIEW:</u> 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> Abated & Continued					
<u>ATTACHMENTS:</u> 1. SKM_C750i26051912320					

E. Abated & Continued Cases

<u>Name</u>	<u>Case#</u>
BAKER II RONALD LEE & ERICKSON	202600344
BLAKE REX R	202600289
BLANKS BRITTNEY RENEE	202600583
BONILLA CORREA BENNY E &	202600199
BRAMALL DALE EUGENE	202600217
DANIELS JR RODNEY	202600286
DELONG MICHAEL R	202600276
GARMAS IVAN & GARMAS MIRIAM	202502260
GILLER RANDOLPH R	202600404
LORINZER DENNING & PRESTON	202600352
MAGDALENA LLC	202600233
MAXWELL CHRISTOPHER L	202600196
MCKINNON ROBERT & MCKINNON	202600139
PRINCIPAL PARTNERS GROUP LLC	202600468
PROULX SR STEVEN J	202600277
ROZANSKI VIOLET ESTELLE &	202600334
ROZANSKI VIOLET ESTELLE &	202600327
ROZANSKI VIOLET ESTELLE	202600326
SAD INVESTMENTS LLC	202600296
SHINDE TRJASWINI SHRIKANT	202600324
SMITH PATRICIA	202600321
STANESCU LUCIAN ADRIAN	202600430
SUGGS COLTEN	202600379
WJHFL LLC	202600313



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Old & New Cases				
AGENDA DATE:	May 20, 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 & New Cases					
<u>ATTACHMENTS:</u> 1. SKM_C750i26051912330					

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
BAIZE ASHLEY N	202600428	Julie Wilkinson	5	
BASS FRANCES C	202600587	Cody Maguire	6	
BEASLEY JACK & BEASLEY CHARMAINE	202600111	Alan Jonason	7	
BISHOP FRANKLIN PRESTON	202600169	Jillian Nocella	8	
CRONCE CHARLES	202600420	Robert Denaro	9	
CRONCE CHARLES	202600431	Robert Denaro	10	
DANIELS JR RODNEY	202600048	Julie Wilkinson	11	
DEW DALE S & DEW MICHELE L	202600121	Alan Jonason	12	
EMPIRE CONSTRUCTION MANAGEMENT LLC	202600068	Julie Wilkinson	13	Joanna Coutu
FLOYD MARJORIE & FLOYD JENNIFER AND FLOYD WILLIAM	202600225	Robert Denaro	14	Joanna Coutu
FORTERRA REALTY LLC	202600482	Julie Wilkinson	15	Joanna Coutu
FRISCHMANN SUZANNE & FRISCHMANN JANE F	202600269	Alan Jonason	16	
GALUSHA RAYMOND & SCHULHERR WATERS ANN	202600447	Robert Denaro	17	Brittany Cofield
HOLLOWAY DAKOTA M & HOLLOWAY CHRISTOPHER LEE	202600297	Robert Denaro	18	
INVESTOR NATIONAL RESIDENTIAL CAPITAL LLC	202600315	Julie Wilkinson	20	Joanna Coutu
INVESTOR NATIONAL RESIDENTIAL CAPITAL LLC	202600317	Julie Wilkinson	19	Joanna Coutu
JOERRES JOSEPH ADAM, JOERRES SARAH, JORRES JOESPH & JOERRES MICHELLE	202600479	Alan Jonason	21	Joanna Coutu
JOHNSON SHELLY	202600260	Alan Jonason	22	Joanna Coutu
LAY ELOUISE CHEVON	202600188	Alan Jonason	23	Joanna Coutu
MILLEN KARI	202600128	Cody Maguire	24	Joanna Coutu
MYERS TRAVIS, MYERS- COOPER BRITTANY AND COPPER JEFF	202600443	Robert Denaro	25	Joanna Coutu

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
OAK AVENUE DEVELOPMENT LLC	202600316	Julie Wilkinson	26	Joanna Coutu
PRICE CRAIG	202600328	Julie Wilkinson	27	
RIVENBARK LEE	202600133	Robert Denaro	28	Joanna Coutu
ROA FRANKLIN & ROA PATRICIA	202600275	Julie Wilkinson	29	
ROSE DAVID & ROSE TAMMY	202600293	Julie Wilkinson	30	
STAUFFER HENRY & STAUFFER WENDY	202600414	Jillian Nocella	31	Joanna Coutu
VAGHEI KEYVAN	202600370	Alan Jonason	32	

To Be Heard	Case #	Service Type	Officer
BAIZE ASHLEY N	202600428	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
21 S Osceola St Beverly Hills Fl 34465	1	May 10, 2026	May 20, 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 FRANCES C	202600587	Certified Mail, Posted at	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
6959 W Arter St Crystal River FL 34429	1	May 10, 2026	May 20, 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
BEASLEY JACK & BEASLEY CHARMAINE	202600111	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
3668 E Delight St Hernando FL 34442	1	May 12, 2026	May 20, 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
BISHOP FRANKLIN PRESTON	202600169	Certified Mail	Jillian Nocella
Violation Address	# of Times on	Advertised	Original Hearing Date
5445 W Richland Ln Homosassa Fl 34446	1	May 10, 2026	May 20, 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
CRONCE CHARLES	202600420		Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
6696 E Mark Rd Floral City FL 34436	1	May 10, 2026	May 20, 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
CRONCE CHARLES	202600431		Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
6696 E Mark Rd Floral City FL 34436	1	May 10, 2026	May 20, 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.

To Be Heard	Case #	Service Type	Officer
DANIELS JR RODNEY	202600048	Posted Property & LGB	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
5 W Murray St Beverly Hills Fl 34465	1	May 12, 2026	May 20, 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
DEW DALE S & DEW MICHELE L	202600121		Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
4805 N Tanglewood Ave Hernando FL 34442	1	May 12, 2026	May 20, 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
EMPIRE CONSTRUCTION MANAGEMENT LLC	202600068		Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9944 N Wayland Ave Dunnellon FL 34434	1	May 10, 2026	May 20, 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
FLOYD MARJORIE & FLOYD JENNIFER AND FLOYD WILLIAM	202600225	Posted Property & LGB	Robert Denaro

Violation Address	# of Times on	Advertised	Original Hearing Date
3160 W Ocala St Lecanto FL 34461	1	May 10, 2026	May 20, 2026

Experts

Joanna Coutu

Nature of Violation

Violation of Land Development Code Section 3102(b): Special Requirements for all Accessory Uses: 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
FORTERRA REALTY LLC	202600482	Posted Property & LGB	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9104 N Burmany Way Dunnellon FL 34433	1	May 10, 2026	May 20, 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
FRISCHMANN SUZANNE & FRISCHMANN JANE F	202600269	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
1428 E Winnetka St Hernando FL 34442	1	May 10, 2026	May 20, 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
GALUSHA RAYMOND & SCHULHERR WATERS ANN	202600447	Posted Property & LGB	Robert Denaro

Violation Address	# of Times on	Advertised	Original Hearing Date
31 S Raven Ter Inverness Fl 34450	1	May 10, 2026	May 20, 2026

Experts

Brittany Cofield

Nature of Violation

Chapter 42, Article II, Section 42-39(b): Conflict with Central Water Facilities All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200(7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations.

To Be Heard	Case #	Service Type	Officer
HOLLOWAY DAKOTA M & HOLLOWAY CHRISTOPHER LEE	202600297	Certified Mail	Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
915 N Horse Prairie Rd Inverness FL 34450	1	May 10, 2026	May 20, 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
INVESTOR NATIONAL RESIDENTIAL CAPITAL LLC	202600317	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9618 N Sherman Dr Dunnellon FL 34434	1	May 12, 2026	May 20, 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
INVESTOR NATIONAL RESIDENTIAL CAPITAL LLC	202600315	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9955 N Sherman Dr Dunnellon FL 34434	1	May 12, 2026	May 20, 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
JOERRES JOSEPH ADAM, JOERRES SARAH, JORRES JOESPH & JOERRES MICHELLE	202600479	Posted Property & LGB	Alan Jonason

Violation Address	# of Times on	Advertised	Original Hearing Date
1578 E Ventnor Ln Inverness Fl 34453	1	May 10, 2026	May 20, 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
JOHNSON SHELLY	202600260	Certified Mail	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
6672 E Channel Dr Hernando FI 34442	1	May 10, 2026	May 20, 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
LAY ELOUISE CHEVON	202600188	Certified Mail	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
4031 N Bluewater Dr Hernando FL 34442	1	May 12, 2026	May 20, 2026
Experts Joanna Coutu			

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.

To Be Heard	Case #	Service Type	Officer
MILLEN KARI	202600128	Posted Property & LGB	Cody Maguire
Violation Address	# of Times on	Advertised	Original Hearing Date
11458 N Ginny Lane Pt Inglis Fl 34449	1	May 10, 2026	May 20, 2026
Experts Joanna Coutu			

Nature of Violation

3730(A)(1). ANIMALS

A. Animals in Selected Land Use Districts

The following animals shall be permitted subject to the limitations established. The raising of those animals described herein shall be permitted in Low Intensity Coastal and Lakes, Coastal and Lakes Residential, Central Ridge Residential, Low Density Residential, and Port Districts on parcels of land containing not less than two acres and developed with a single family residence. In the Rural Residential District, raising of livestock or poultry shall be permitted on parcels containing not less than one acre and developed with a single family residence. In addition, developed parcels in the above noted districts containing more than 10 acres are not subject to the restrictions of this section.

1. As acreage permits, the number of animals on any such parcel shall not exceed the maximum number of animals per acre according to Land Development Code.

LDC 3730(B)(2). Animals as Pets

2. The following animals are specifically prohibited from being considered personal pets under this section and are allowable only under the provisions of this LDC within residential districts. Roosters, Gamecocks, and Turkeys Geese, Peacocks, Guinea Fowl, and Ratites Parrots Horses, Cattle, Goats, and Sheep Swine.

To Be Heard	Case #	Service Type	Officer
MYERS TRAVIS, MYERS-COOPER BRITTANY AND COPPER JEFF	202600443	Posted Property & LGB	Robert Denaro

Violation Address	# of Times on	Advertised	Original Hearing Date
369 S Highview Ave Lecanto FL 34461	1	May 10, 2026	May 20, 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
OAK AVENUE DEVELOPMENT LLC	202600316	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9978 N Sherman Dr Dunnellon FL 34434	1	May 12, 2026	May 20, 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
PRICE CRAIG	202600328		Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
525 S Jackson St Beverly Hills Fl 34465	1	May 10, 2026	May 20, 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
RIVENBARK LEE	202600133		Robert Denaro
Violation Address	# of Times on	Advertised	Original Hearing Date
3964 S Big Al Pt Inverness Fl 34452	1	May 10, 2026	May 20, 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
ROA FRANKLIN & ROA PATRICIA	202600275	Posted Property & LGB	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
9 S Melbourne St Beverly Hills Fl 34465	1	May 10, 2026	May 20, 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
ROSE DAVID & ROSE TAMMY	202600293	Certified Mail	Julie Wilkinson
Violation Address	# of Times on	Advertised	Original Hearing Date
67 S Lee St Beverly Hills Fl 34465	1	May 12, 2026	May 20, 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
STAUFFER HENRY & STAUFFER WENDY	202600414	Certified Mail	Jillian Nocella
Violation Address	# of Times on	Advertised	Original Hearing Date
7346 S Threshold Pt Homosassa Fl 34446	1	May 10, 2026	May 20, 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
VAGHEI KEYVAN	202600370	Certified Mail	Alan Jonason
Violation Address	# of Times on	Advertised	Original Hearing Date
3797 E Johnson Pl Inverness FL 34453	1	May 10, 2026	May 20, 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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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