



SPECIAL MAGISTRATE BUILDING CODE

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

AGENDA

June 17, 2026 - 2:00 PM

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. Approve Minutes from 4-24-26
- D. **STAFF UPDATE (Abated & Continued)**
- E. **OLD & NEW CASES (Listed in Alphabetical order)**
 - E.1. Old & New Cases
- F. **OTHER BUSINESS**
 - F.1. Other Business
- G. **ADJOURN**



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Approve Minutes from 4-24-26				
AGENDA DATE:	June 17, 2026				
<u>BRIEF OVERVIEW:</u> Approve Minutes from 4-24-26					
<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 from 4-24-26					
<u>ATTACHMENTS:</u> 1. Building Special Master Minutes for 4-24-26					

Christian W. Waugh, Special Master

Christian W. Waugh called the April 24th, 2026, hearing to order at 9:04 am.

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, Kim Slater,
Deborah DeMaria

Assistant County Attorney – Kim Harrison

Licensing Supervisor – David Oyler

Eric Landon – Growth Management Director

Sam Acosta – Building Division Director

Recording Secretary – Renee Blevins

D. Approval of Minutes Approved without correction

Case No. 1 Beverly Hills Investments, LLC Building Division Compliance CE 2026-00159

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Kim Slater
Samuel Acosta, Building Division Director/Expert Witness
Andrez Alzate, Representative

BEVERLY HILLS INVESTMENTS, LLC 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 30 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 **BEVERLY HILLS INVESTMENTS, LLC**. 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.

Case No. 2 Peter Grond, Building Division Compliance CE 2026-00044

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Timothy Williams
Samuel Acosta, Building Division Director/Expert Witness
Peter Grond - Owner

PETER GROND 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 \$500.00 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 \$500.00 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 **PETER GROND**. 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.

Case No. 3 Bucks Hernando I, LLC, Building Division Compliance CE 2025-01129

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Timothy Williams
Samuel Acosta, Building Division Director/Expert Witness
Angela & Greg Smallwood, Lessees

Angela & Greg Smallwood 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 \$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 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. This fine will be recorded and will continue to constitute a lien on the real or personal property of **BUCKS HERNANDO 1, LLC. / VIRGINIA B. MILLS**. 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.

Case No. 4 - Heather N. & Braeden B. Vanderburg, Building Division Compliance CE 2025-01986

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Timothy Williams
Samuel Acosta, Building Division Director/Expert Witness
Heather N. & Braeden B. Vanderburg - Owner

HEATHER N. & BRAEDEN B. VANDERBURG 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 30 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 **HEATHER N. & BRAEDEN B. VANDERBURG**. 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.

Case No. 5 Scott Redrick, Building Division Compliance CE 2024-01428

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer David Oyler
Scott Redrick - Owner

SCOTT REDRICK made an appeal to the Special Master regarding fines that have been incurred since March 20th, 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.

The appeal is **GRANTED** with regards to the final amount originally ordered at the April 24th, 2026, hearing. A fine of \$.00 plus administrative costs of \$305.06 will be imposed.

Case No. 6 Cheryl Aerts, Building Division Compliance CE 2026-000039

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Timothy Williams
Samuel Acosta, Building Division Director/Expert Witness

Cheryl Aerts was not present.

The following documents were entered into evidence:

Exhibit A: Photos, 6 pages

Exhibit B: Notice of Violation, Notice of Pre-Hearing Order, Notice of Administrative Hearing, Certified Mail Receipt showing good service.

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 30 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 **CHERYL AERTS**. 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.

Case No. 7 Seabound Tours, LLC/Thomas Peter, Building Division Compliance CE 2025-01678

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Deborah DeMaria
Mark Smith – Contractor Representative

The Representative, Mark Smith on behalf of Peter Thomas made an appeal to the Special Master regarding fines that have been incurred since March 4th, 2026, at \$400.00 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.

The appeal is **GRANTED** with regards to the final amount originally ordered at the April 24th, 2026, hearing. A fine of \$4,316.06 will be imposed.

Case No. 8 Arnold or Lori Banker, Building Division Compliance CE 2025-02121

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Deborah DeMaria
Samuel Acosta, Building Official Director/Expert Witness
Arnold Banker, Owner

Arnold Banker 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 \$100.00 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 \$100.00 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 **ARNOLD & LORI BANKER**. 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.

Case No. 9 Christopher & Judy Liebfried Building Division Compliance Case CE2025-01418

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Deborah DeMaria
Samuel Acosta, Building Division Director/Expert Witness

CHRISTOPHER & JUDY LIEBFRIED were not present.

The following documents were entered into evidence:

Exhibit A: Photos, 15 pages

Exhibit B: Notice of Violation, Notice of Pre-Hearing, Notice of Administrative Hearing, Letter of Continuance, Stop Work 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 \$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 30 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 & JUDY LIEBFRIED**. 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.

Case No. 10 Christine VanEvery, Building Division Compliance CE 2025-02206

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Deborah DeMaria
Samuel Acosta, Building Division Director/Expert Witness

CHRISTINE VANEVERY was not present.

The following documents were entered into evidence:

Exhibit A: Photos, 9 pages

Exhibit B: Notice of Violation, Notice of Pre-Hearing, Notice of Administrative Hearing, 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 \$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 14 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 **CHRISTINE VANEVERY**. 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.

Case No. 11 Raymond F. Jackson, Jr., Building Compliance Division CE 2026-00151

The Special Master heard testimony from the following witnesses:

Licensing Compliance officer Timothy Williams
Samuel Acosta, Expert Witness

RAYMOND F. JACKSON JR was not present.

The following documents were entered into evidence:

Exhibit A: Photos, 3 pages

Exhibit B: Notice of Violation, Notice of Pre-Hearing Order, Notice of Administrative Hearing, Certified Mail Receipt showing good service.

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 30 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 **RAYMOND F. JACKSON JR.** 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 9:56 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 & New Cases				
AGENDA DATE:	June 17, 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_C750i26061109251					

F. Old & New Cases (Alphabetical Order)

<u>Name</u>	<u>Case#</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on</u>
BEST OFFERS INVESTMENTS LLC	202600118	Kim Slater		Samuel Acosta
BEST OFFERS INVESTMENTS LLC	202600119	Kim Slater		Samuel Acosta
BLEVINS JUSTIN, ABIGAIL, PATRICIA	202500603	Timothy Williams		Samuel Acosta
BROUSSARD, DWIGHT	202502105	Deborah Demaria		Samuel Acosta Dawson Retter
CITRUSRE LLC C/O KAREN CUNNINGHAM	202501624	Timothy Williams		Samuel Acosta
CRYSTAL POINTE PROPERTY OWNERS ASSOCIATION	202600685	Deborah Demaria		Samuel Acosta
DENTICI MICHAL JAMES,WANDA ISHMAN	202600184	Timothy Williams		Samuel Acosta
DOWNS, TODD AND PAM	202502204	Deborah Demaria		Samuel Acosta
GRIFE SUZANNA CAROLE RISE	202502216	Timothy Williams		Samuel Acosta
GUARIGLIA, PETER	202501784	Timothy Williams		Samuel Acosta
HERITAGE HOMEBUYERS 2025 LLC	202600002	Deborah Demaria		Samuel Acosta
IRWIN, JR., RICHARD C	202600383	Deborah Demaria		Samuel Acosta
MADREY, ASHTON	202501801	Deborah Demaria		Samuel Acosta
NITIN PATEL	202600280	David Oyler		Samuel Acosta
PIHU REAL ESTATE	202600279	David Oyler		Samuel Acosta
UNIQUE KINGDOM	202500134	Deborah Demaria		Samuel Acosta

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	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.
1st Time Heard	4/24/26, 12:00 AM
1st Time Action	CASE WAS CONTINUED BY THE SPECIAL MASTER AT FIRST HEARING ON 4/24/26 UNTIL THE NEXT HEARING DATE OF 6/17/26

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	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.
1st Time Heard	4/24/26, 12:00 AM
1st Time Action	CASE WAS CONTINUED BY THE SPECIAL MASTER AT FIRST HEARING ON 4/24/26 UNTIL THE NEXT HEARING DATE OF 6/17/26

To Be Heard	Case #	Service Type	Officer
BLEVINS JUSTIN, ABIGAIL, PATRICIA	202500603		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
9 S Friar Pt Inverness Fl 34450	1	June 6, 2026	June 17, 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
BROUSSARD, DWIGHT	202502105		Deborah Demaria

Violation Address	# of Times on	Advertised	Original Hearing Date
4485 N Elm Dr Crystal River Fl 34428	1	June 6, 2026	null

Experts

Samuel Acosta
Dawson Retter

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
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 03/04/3036 TO ABATE VIOLATION. REINSPECTION SCHEDULED FOR 03/05/2026.

To Be Heard	Case #	Service Type	Officer
CRYSTAL POINTE PROPERTY OWNERS ASSOCIATION	202600685		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
7820 W Summertree Dr Dunnellon Fl 34433	1	June 6, 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
DENTICI MICHAL JAMES,WANDA ISHMAN	202600184		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
9135 E Aqua Vista Dr Inverness Fl 34450	1	June 6, 2026	June 17, 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, Section18-8(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
DOWNS, TODD AND PAM	202502204		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
7115 W Lincoln Ln Homosassa Fl 34448	1	June 6, 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
GRIFE SUZANNA CAROLE RISE	202502216		Timothy Williams
Violation Address	# of Times on	Advertised	Original Hearing Date
12680 E Trails End Rd Floral City FL 34436	1	null	June 17, 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		
GUARIGLIA, PETER	202501784		Timothy Williams		
Violation Address	# of Times on	Advertised	Original Hearing Date		
789 N Rooks Ave Inverness Fl 34453	1	January 5, 2026	January 23, 2026		
<table><tr><td>Experts</td></tr><tr><td>Samuel Acosta</td></tr></table>				Experts	Samuel Acosta
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

6/10/26, 9:11 AM

2nd Time Action

GUILTY; GRANTED 75 DAYS FROM 02/02/2026 TO ABATE THE VIOLATION OR \$250/DAY FINE WILL BE IMPOSED. HAS UNTIL 04/18/2026 TO ABATE VIOLATION. REINSPECTION SCHEDULED FOR 04/19/2026.

To Be Heard	Case #	Service Type	Officer
HERITAGE HOMEBUYERS 2025 LLC	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.

To Be Heard	Case #	Service Type	Officer
IRWIN, JR., RICHARD C	202600383		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
11190 W Cove Harbor Dr Crystal River Fl 34428	1	June 6, 2026	June 17, 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
MADREY, ASHTON	202501801		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
4529 W Arsenio Ct Homosassa Fl 34446	1	June 6, 2026	June 17, 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
NITIN PATEL	202600280		David Oyler
Violation Address	# of Times on	Advertised	Original Hearing Date
7977 W Dunnellon Rd Dunnellon FL 34433	1	June 6, 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
PIHU REAL ESTATE	202600279		David Oyler
Violation Address	# of Times on	Advertised	Original Hearing Date
9895 N Citrus Ave Crystal River FL 34428	1	June 6, 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
UNIQUE KINGDOM	202500134		Deborah Demaria
Violation Address	# of Times on	Advertised	Original Hearing Date
8362 W Park Springs Pl Homosassa Fl 34448	1	June 6, 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.



AGENDA MEMORANDUM

FROM:	Eric Landon, Growth Management Director				
SUBJECT:	Other Business				
AGENDA DATE:	June 17, 2026				
<u>BRIEF OVERVIEW:</u> Other Business					
<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> Other Business - NA					
<u>ATTACHMENTS:</u> 1. SKM_C750i26061109260					

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