



ZONING BOARD OF ADJUSTMENT

AGENDA

AGENDA FOR **REGULAR** MEETING OF THE ZONING BOARD OF ADJUSTMENT COMMITTEE OF THE CITY OF INVERNESS, FLORIDA, TO BE HELD IN THE **COUNCIL CHAMBERS** AT THE INVERNESS GOVERNMENT BUILDING LOCATED AT 212 W MAIN STREET, INVERNESS AT **5:00 PM ON THURSDAY, MAY 15, 2025**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Old Business: Approve Minutes from November 21, 2024
5. New Business:
 - a. 2025-VAR-01
John Crawley
508 Franklin Ct Alt Key: 2560274
Request: Variance for reduction in front yard setback for accessory structure and carport.
 - b. 2025-VAR-02
Bhikabhai Patel
1258 Heron Point Dr Alt Key: 3526604
Request: Variance to exceed impervious surface limits to expand driveway width
By 8 feet.
 - c. 2025-VAR-03
Citrus County Abuse Shelter Association
1100 Turner Camp Road Alt Key: 3315417
Request: Variance to exceed 6 foot height requirement to install 8 foot residential
Fence
6. Adjournment

NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the governing body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide a verbatim record of the proceedings, which includes the testimony and evidence upon which the appeal is based. (Section 286.010 FS) Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notification of 7 days prior to the scheduled meeting. Pre-arrangements may be initiated by calling (352) 726-3401 weekdays from 8:00 A.M. to 5:00 P.M.

November 21, 2024

5:00 pm

The Zoning Board of Adjustment held a regular meeting on the above date and time in the Council Chambers located at City Hall with the following members present:

Robert Tessmer, Jr.

Ron Thorpe

Deb Driskill

David Ryan

Not present:

Althea Franklin

Pete Kelly

Also present were Mr. Christopher Shoemaker, the Community Development Director and Ms. Debra Schramm as the Recording Secretary.

The meeting was called to order and those present recited the Pledge of Allegiance.

General Public Comments: None

Old Business:

Ms. Deb Driskill made a motion to approve the minutes from September 19, 2024, seconded by Mr. Dave Ryan. All in favor; Motion passed: 4-0.

New Business:

Staff presentation: The Community Development Director, Mr. Shoemaker presented the only cases on the agenda:

Application:	Special Exception 2024-SE-02
	Charlie Dean Towers II
	801 Medical Court, E Alt Key: 2640383
	Variance 2024-V-06
	Charlie Dean Towers II
	801 Medical Court, E Alt Key: 2640383

The applicant, Charlie Dean Towers II, is requesting a Special Exception and a Variance for a communication tower that is being proposed at the location of 831 Medical Court, E., Inverness.

The Planning and Zoning Commission reviewed and made recommendations for approval at their November 6, 2024, meeting.

The subject property is a drainage retention area (DRA) for Medical Court. The parcel is 1.19 acre and is zoned RO/RP. The meeting was advertised, neighbors within 200' of the subject property have been notified with abutting notices. The city did not receive any phone calls or emails for or against the project.

Charlie Dean Towers II has a leasehold/Highland Medical Office Property Owners Association owner for a 50' x 200' tract adjacent a drainage retention area and a wastewater pump station. The application for a new cellular communication tower includes a request for special exception due to the tower height, a request for variance to the Type C Landscape Buffer and rear lot setback.

Charlie Dean Towers II submitted an application to construct, operate and maintain a new cellular communications tower, an alternative tower structure. An alternative tower is designed to blend unobtrusively into the surrounding environment to camouflage or conceal the presence of a tower. The proposed tower structure is designed to resemble a pine tree with a brown pole. Plans call for a 150' tower with a 10' antenna for a total height of 160'. The additional 10' of height will house lightning protection systems and to conceal the antenna with man-made pine branches. The tower and related equipment will be contained within a masonry wall and fenced compound approximately 30' x 70'.

The alternative type of tower is permitted within the Residential Office/Residential Professional (RO/RP) zoning district of the parcel.

The applicant requests Special Exception due to a total tower height of 160' and plans for four (4) or more service providers. The LDC states any tower exceeding height standards of 150' shall require a special exception use approval in any district other than Industrial (I). Section 2.5 – Regulations Governing Special Exception uses states the following:

5. Special exception uses are required for towers, which exceed the height requirements Of subsection f. 1). C). as follows:
 - c. Height limitations. Locating a new tower or alternative tower structures in any districts other than Industrial (I), shall require the following height limitations in order to minimize visual obtrusiveness:
 1. Single service provider telecommunication towers and alternative towers Structures shall not exceed ninety (90) feet in height.
 2. Telecommunication towers and alternative tower structure designed for two (2) Service providers may not exceed one hundred twenty (120) feet in height; and
 3. Telecommunication tower and alternative tower structures designed for Three (3) or more service providers may not exceed one hundred fifty (150) Feet in height. The applicant has submitted plans to service four (4) carriers.

Request for variance

Section 3.10 of the LDC addresses the application, Standards and Orders Granting Variances as follows:

- A. Application for Variance. An owner or his authorized agent seeking a variance as permitted by

This section incident to application for a site development permit shall make application to the Zoning Board of Adjustment in accordance with the following procedures.

1. Application. All applications for variances shall be in the form required and provided by The designated Administrative Official. Such application shall be submitted to the designated Administrative Official together with the fee as established by ordinance and all supplemental Data or information necessary to permit the determinations required incident to application for Variance, such application form, supplemental data, and fee being collectively the "completed. Application."
 2. Zoning Board of Adjustment action on application. Upon receipt of an application for variance, The Zoning Board of Adjustment shall hold a public hearing upon the application in accordance with the procedures in section 3.11 and enter its order granting or denying such application. In granting such an application, the Zoning Board of Adjustment must make specific affirmative findings respecting each of the matters specified in subsection B below, and may prescribe Appropriate conditions and safeguards, including requirements more than those otherwise required by this Code, which shall become a part of the terms under which a site development Permit shall be issued.
- B. Standards for Consideration of Variances. Before any variance may be granted, the Zoning Board of Adjustment shall find all the following:
1. That special conditions and circumstances exist which are peculiar to the land, structure Or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 2. That the special conditions and circumstances did not result from the action or negligence of the applicant.
 3. That granting the variance requested will not confer upon the applicant any special privileges Denied by this Code to other lands, buildings, or structures in the same zoning district.
 4. That literal interpretation of the provisions of the code would deprive the applicant of rights Commonly enjoyed by other properties in this same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.
 5. That the variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.

The applicant is requesting a variance from the requirements for the Type "C" landscape buffer and a variance for reduction in rear lot setback distance from 25' to 3' for installation of future carrier equipment.

A type "C" Buffer is defined in Section 2.9 of the LDC as a continuous, at least a 6' high opaque wall of masonry, wood or other materials as may be approved. If the wall is constructed of cement block, the side facing the abutting use shall be faced with stucco or another decorative finish. In addition, one tree shall be provided every 25' along the wall, or a portion provided parallel to the adjacent property lines. A type "A" or "B" buffer may be used in conjunction with a type "C" buffer.

The applicant is providing a type "C" buffer only on the north side of the facility that faces Medical Court East. A decorative retaining wall matching the existing neighboring structures will be installed on the east and west sides to cover approximately 05% of the side view. The City requires a 6' chain link fence w/privacy slats providing an additional 80% capacity where visible on the east, south and west sides of the tower facility.

The applicant is requesting a second variance for reduction in setbacks from the southern property boundary (rear property line), from the required 25' to a 5' rear yard setback, as requested with the Planning and Zoning Commission at the November 6th, meeting. This request is to allow for installation of future carrier equipment.

The final setbacks for the project:

	Required	Provided
North Line:	25'	90'
South Line:	25'	25'
East Line:	7.5' – 15'	47'
West Line:	7.5' – 15'	5'

City staff is recommending both variances and the special exception.

Mr. Charlie Dean was present at the hearing and addressed the board. Mr. Dean provided the board members a letter of support for the project from the Citrus County Hospital Board.

Mr. David Ryan made a motion to approve the special exception, as presented; seconded by Ms. Deb Driskell. All in favor. Motion Passed 4-0.

Mr. David Ryan made a motion to approve the variances as presented, seconded by Mr. Ron Thorpe. All in favor. Motion passed 4-0.

Meeting adjourned at 5:26 p.m.

Mr. Rob Tessmer, Jr.
Chairman

Ms. Debra Schramm
Recording Secretary



City of Inverness

COMMUNITY DEVELOPMENT DEPARTMENT

212 W. Main Street
Inverness, Florida 34450
(352)726-3401

STAFF REPORT

Applicant/Owner: John Crowley
Date: May 15, 2025
Presenter: Chris Shoemaker, Community Development
Case #: Variance Application 2025-VAR-01
Address: 508 Franklin Court

DESCRIPTION

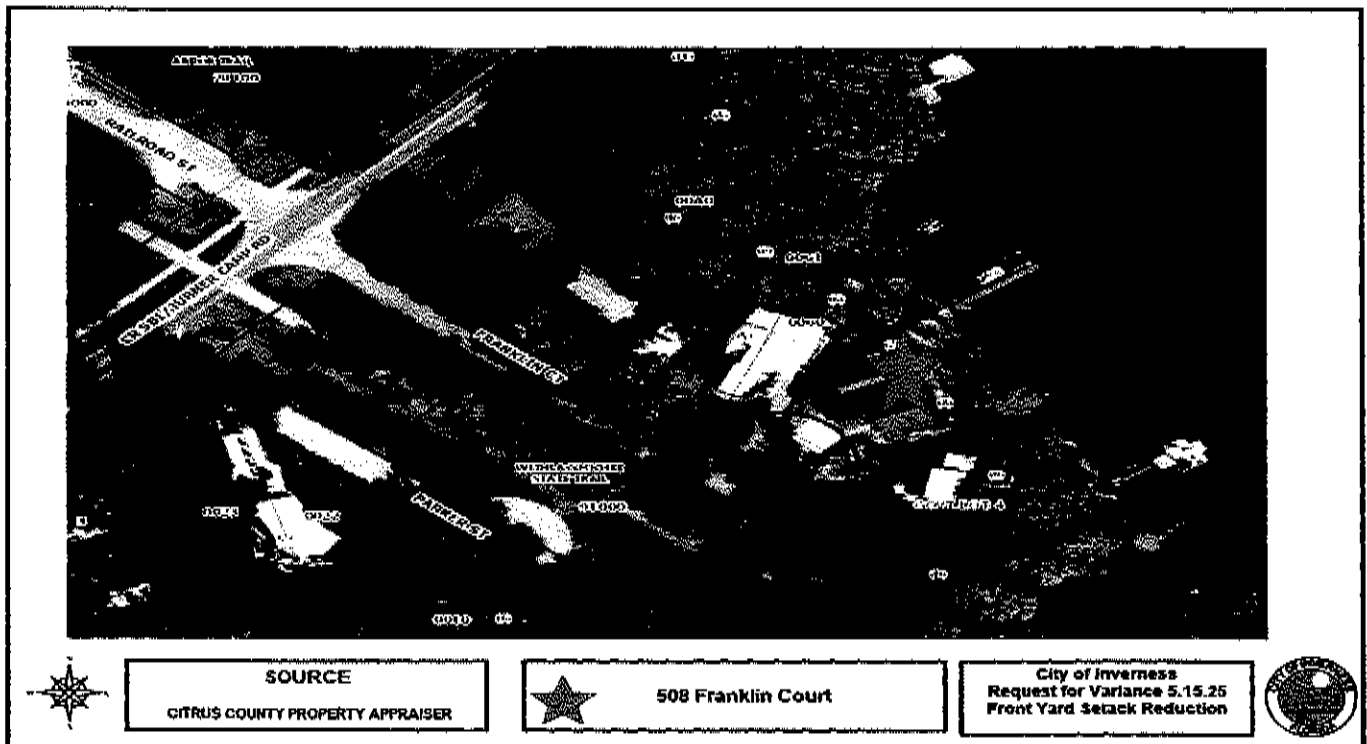
The property owner constructed a carport in the front yard that does not meet the 30-foot setback requirement in LD/R-1 zoning district as found in Section 2.4 of the City of Inverness Land Development Code. The home is approximately 23.37 feet from the right-of-way of the cul-de-sac and does not meet the front setback. However, the home was constructed in 1991, before the enactment of the codes in 1993 and 1994.

The carport was recently constructed so it would have to follow the current code. The carport is approximately 1-foot from the setback line, so the reduction requested is 29-feet. This situation is not unusual for homes located on cul-de-sac that were constructed prior to the enactment of the land use codes. Section 3.10 states the owner must apply for a Variance or remove the structure.

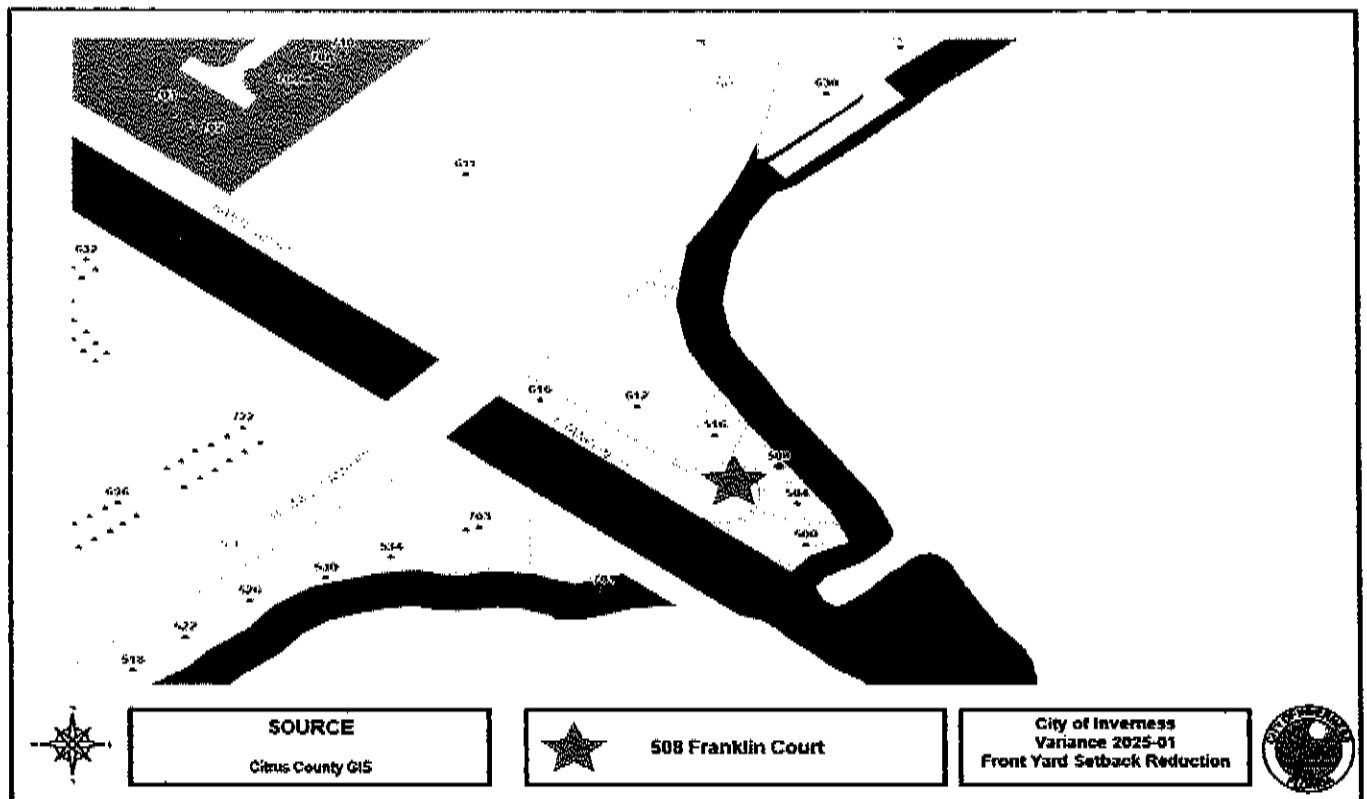
Section 2.4 – General Requirements for Buildings, Parcels, Building Setbacks and Yards

Districts	U.P.A.	Lot Regulations			Yard Regulations			Percentage	
	Max.	Area	Width	Depth	Front	Side	Rear	of Coverage	
	Density	Sq. Ft.			One/Both			Blg.	Total
SLD-F3	1	17,500	100	100	0	10-11	20*	10	20
LDW-1	5	10,000	75	100	0	10-12	20*	25	40
SLD-F1	10	10,000	80	100	25	10-15	20*	25	40
SLD-F2	5	10,000	80	100	25	5-10	20*	25	40

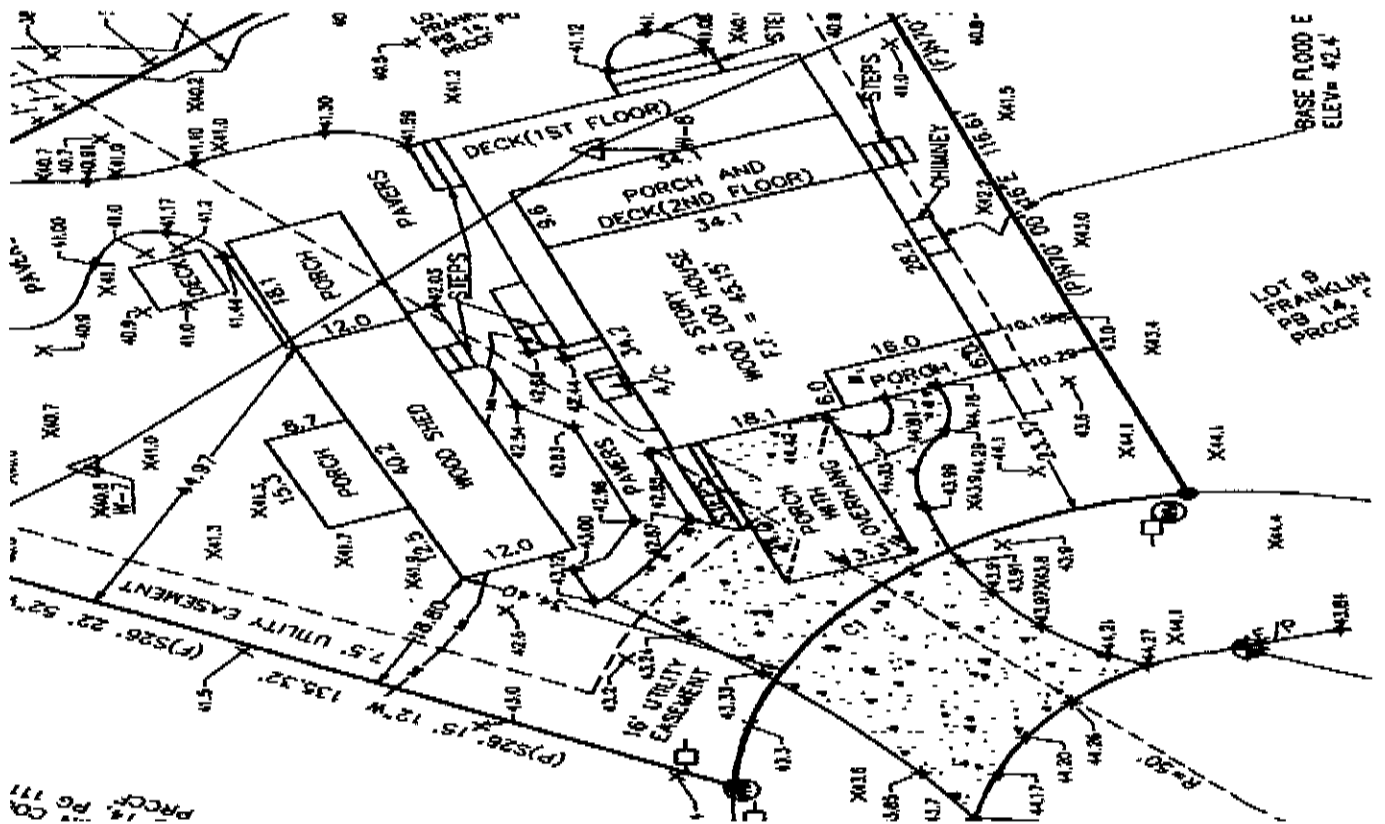
General Location Map



Zoning Map



Survey



Home Photo



Sec.

3.10. (B) Variance Standards for Consideration

B. *Standards for Consideration of Variances.* Before any variance may be granted, the Zoning Board of Adjustment shall find all of the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The City of Inverness Land Development Codes were adopted in 1993 and 1994. The home was constructed in 1991 and not subject to the setback requirements of the current code. The carport was recently constructed and is subject to the 30-foot setback. The owner must apply for a variance or remove the structure.

2. That the special conditions and circumstances did not result from the action or negligence of the applicant.

We assume the homeowner was not aware of the required setback distances.

3. That granting the variance requested will not confer upon the applicant any special privileges denied by this Code to other lands, buildings or structures in the same zoning district.

Older homes constructed on a cul-de-sac in the City typically do not meet existing setbacks required by code

4. That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.

The hardship was created by the construction of the carport without knowledge of the setback requirements.

5. That the variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.

This request is after-the-fact as the carport was previously constructed.

LEGAL NOTICE

Section 3.11(B) lists procedures to be used to Notice a Public Hearing by the Zoning Board of Adjustment. These requirements include the following: 1) Notice of Hearing to be published once in a newspaper of general circulation; 2) mail similar notice to all property owners within a distance of 200 feet from the property line; and 3) posting of notices of the hearing date, time, purpose and location. The Legal Notice, List property owners within 200' that were sent direct mail notice, and pictures of the signage posted at the property are included as enclosures to this staff report.

STAFF RECOMMENDATION

The location of the carport is in violation of Section 2.4 of the City of Inverness Land Development Code. Without a Variance, the homeowner will receive a Notice of Violation from Code Enforcement with hearing before the Special Magistrate. Without a Variance the owner could be directed to remove the structure.

There is a paved driveway with clearance from Franklin Court. As other homes in the area located on a cul-de-sac often do not meet current setback requirements, staff has no objections to granting the variance unless there are objections from adjacent property owners.



City of Inverness

Community Development Department

212 West Main Street – Inverness, Florida 34450

(352)726-3401 - Fax (352)726-5473 DDS@Inverness.gov

PLANNING AND ZONING APPLICATION

Please note: All applicants should attend a pre-application conference with the Community Development Director prior to filing this application.

Date: 2/24/25

Application No: VAR-2025-01

Applicant Name: John Crawley

Phone # 352 400 2079

Address: 508 Franklin Ct. Inverness FL

Email Address: jcrawley15@gmail.com Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee ☐ Other _____

Owner's Name: John Crawley

Phone # 352 400 2079

Address: 508 Franklin Ct. Inverness FL 34453

Email Address: jcrawley15@gmail.com Fax # _____

Application Type:

- | | | |
|--|---|---|
| ☐ Annexation | ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☒ Variance – Residential | ☐ Administrative Appeal | ☐ Preliminary Plat Review |
| ☐ Variance | ☐ Final Plat | ☐ Special Exception Use |
| ☐ Road/Easement Vacation | ☐ Planned Unit Development | |
| ☐ Other: _____ | | |

Reason for Request: Reduction in front yard set back Carport & shed.

Project Title (If any): _____

Property Address: _____

Property size (acres): _____

Parcel ID Number: 20E195070080 0070

Existing use of Property: _____

Existing Zoning: _____

Existing land use designation: _____

Current number of structure(s) on the property: 3

Type of Structure(s) on the property (house, shed, etc.): house, shed Carport

Proposed use of Property: _____

Proposed Zoning: _____ Proposed land use designation: _____

Please explain your request for the proposed zoning and/or future land use: _____

What utilities currently exist on the site?

☒ Water ☒ Sewer ☐ Well ☐ Septic ☐ None

What utilities are proposed to be used?

☐ Water ☐ Sewer ☐ Well ☐ Septic ☐ None

Have any previous applications been filed within the last year in connection with this property?

☐ Yes ☒ No

If yes, please describe and give application numbers: _____

Submittal Requirements: (Check Box for each item you are attaching) All applications MUST provide the following:

- ☐ Completed Planning and Zoning Application.
- ☐ Copy of the Recorded Deed(s) for the property.
- ☐ Copy of Property Record Card(s) (available online at <http://www.citruspa.org>)
- ☐ Owner's/Agent's affidavit (last page of this application)

All Applications MUST provide the following upon request by the City:

- ☐ Lot Plan
- ☒ Survey of the Property
- ☐ Diagram

Specific attachments:

- ☐ Annexation: Complete electronic legal description in MS Word Format.
- ☐ Large Scale Comprehensive Plan Amendment (LPSPA): Complete electronic legal description in Word.
- ☐ Variance: Survey of property detailing variance request.
- ☐ Special Exception: Survey of property detailing special exception request.
- ☐ Preliminary Plat Application: 7 copies of site plan and 1 electronic copy.
- ☐ Final Plat Application: 7 copies of the plat and 1 electronic copy.
- ☐ Road/Lot/Parcel/Plat/Easement Vacation: Survey detailing request.
- ☐ Planned Unit Development (PUD) Zoning: 7 copies of site plan and 1 electronic copy.
- ☐ Other: _____

ONLY CONCURRENT ANNEXATION, REZONING AND COMPREHENSIVE PLAN AMENDMENTS ARE ALLOWED ON A SINGLE APPLICATION

This 24 Day of March the year I the undersigned have read the preceding and understand the responsibility of acting as my own contractor, and having been noticed of the above Florida Statutes, will abide by the laws governing the municipality having jurisdiction and the State of Florida.

I further state that I have the knowledge and ability to do the work proposed, and I assume full responsibility for familiarizing myself with the municipality having jurisdiction codes and building regulations. In the event a building inspector requires corrections to be made, I will make such corrections and call for a re-inspection before proceeding. I understand the Building Department is not responsible for instructing me on what to do. I understand I may subject myself to code enforcement action by not requesting and obtaining Final Inspection Approval prior to engaging in the use of the proposed development.

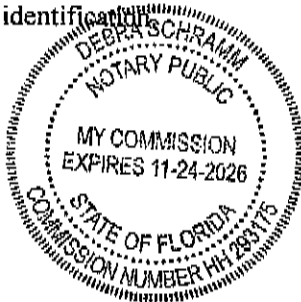
STATE OF FLORIDA, COUNTY OF

Citrus


SIGNATURE OF OWNER/BUILDER

DATE

The foregoing instrument was acknowledged before me by means of Ophysical presence or online notarization, this 24 day of March, 2025 by John Crawley (name of person acknowledging), who is personally known to me or has produced (type of identification) as identification.




NOTARY PUBLIC

Altkey: 2560274
CRAWLEY JOHN BRITTONParcel ID: 20E19S070080 0070
508 FRANKLIN CT, INVERNESS

1 of 4

Return to Search Results
My Tax Year: 2025

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0100 - SINGLE FAMILY
 Bldg Counts Res 1 / MH 0 / Comm 0
 Nbrhd 4710 - TURNER CAMP ROAD AREA (INSIDE CITY LIMIT
 Tax District 000T - CITY OF INVERNESS
 Subdivision 000741 - FRANKLIN COURT (& REPLAT)
 Short Legal FRANKLIN COURT PB 14 PG 111 LOTS 7 & 8 PB 14 PG
 111 TITLE IN OR BK 801PG 1192
 Est. Parcel Sqft 15,766
 Est. Parcel Acres .36
 Map SC-TW-RG 08-19S-20E

Recording Activity Notification (RAN) system
WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name CRAWLEY JOHN BRITTON
 Mailing Address 508 FRANKLIN CT
 INVERNESS FL 34453

Actions

Neighborhood Sales

Printable Summary

Printable Version

Reports

Attribute Export

Mailing List

Property Record Card

Original Trim Notice

Go

Links

Search Help

All Owners

Name	Owner Type
CRAWLEY JOHN BRITTON	TR - Trustee
CRAWLEY CLARISSA DAWN	TR - Trustee
CRAWLEY FAMILY TRUST DATED UTA DATED FEBRUARY 23 2023	UT - Under Trust

Homestead Exemption

Code	Homestead Year Begin
R38 - Homestead	2018

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap. Savings	Tax Estimate	Link
2024	\$126,940	\$256,803	\$383,743	\$219,885	\$50,000	\$169,885	\$163,858	\$3,856.21	Link
2023	\$103,860	\$221,993	\$325,853	\$198,156	\$50,000	\$148,156	\$127,697	\$3,418.69	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000T	CITY OF INVERNESS	\$383,743	21.9126	\$8,408.81

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Inst Type	VN
02/23/2023	\$100	3358/1191	03-SAME FAMILY/DEED FOL	I
06/11/2021	\$100	3176/1899	03-SAME FAMILY/DEED FOL	I
11/05/2018	\$100	2940/1031	01-CORRECTIVE/QC/TD/COT	I
06/01/2010	\$100	2359/0083	27-TO/FROM TSTEE'S BANKRUPT/EXEC/GUARD	I
09/01/1989	\$25,000	0835/1329	00-WARRANTY DEED	V
12/16/1988	\$25,000	0801/1192	00-WARRANTY DEED	V
09/01/1988	\$25,000	0793/0368	17-17	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

This instrument prepared by/Return to
Megan T. Fitzpatrick
FITZPATRICK & FITZPATRICK, P.A.
213 North Apopka Avenue
Inverness, Florida 34450
352-736-1821

Parcel ID #208198070080 0070
Alt Key #2560274

WARRANTY DEED

THIS WARRANTY DEED is executed on February 23, 2023, by and between:

Grantor: JOHN BRITTON CRAWLEY and CLARISSA DAWN CRAWLEY, his wife

Grantee: John Britton Crawley and Clarissa Dawn Crawley as Trustees of THE CRAWLEY FAMILY TRUST, UTA dated February 23, 2023, whose address is 508 Franklin Court, Inverness, Florida 34453

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors of trustees.)

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Citrus County, Florida, to-wit:

Lots 7 and 8, of FRANKLIN COURT SUBDIVISION, a subdivision according to the map or plat thereof, as recorded in Plat Book 14, Pages 111 and 112, of the Public Records of Citrus County, Florida.

Subject to easements, restrictions and reservations of record

Under the terms of the trust agreement, the trustee(s) and his/her/their successors is/are hereby

Request for Variance Front Yard Setback Reduction for Carport and Accessory Bldg

508 Franklin Street 2025-VAR-01 April 30, 2025

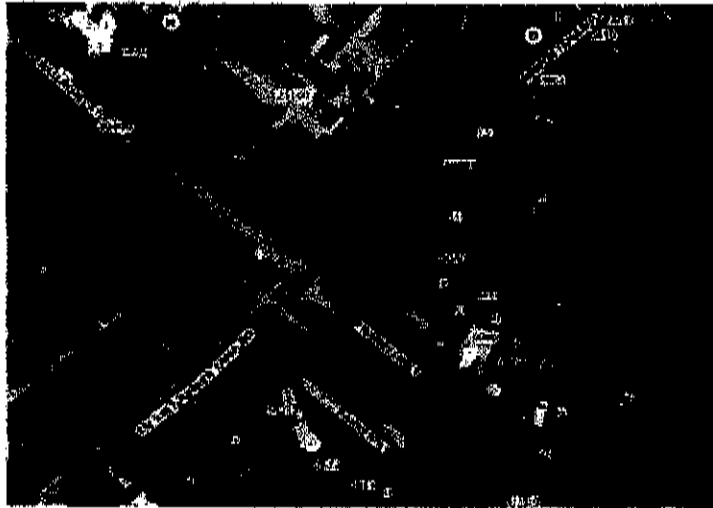


NOTICE OF PUBLIC HEARING

In accordance with Sections 3.10 and 3.12 of the Inverness Land Development Code, the Zoning Board of Adjustment will hold a Public Hearing on May 15, at 5:00 pm in the Council Meeting Room at the Inverness Government Center, 212 West Main Street, Inverness, Florida, to act on three (3) variance requests as follows below:

Case #: 2025-VAR-01
Applicant: John Crowley
Location: 508 Franklin Court
Parcel: 20E19S070080 0070 Altkey 2560274
Request: Variance for Reduction in Front Yard Setback for Accessory Structure and Carport

Location Map 508 Franklin Court Inverness FL



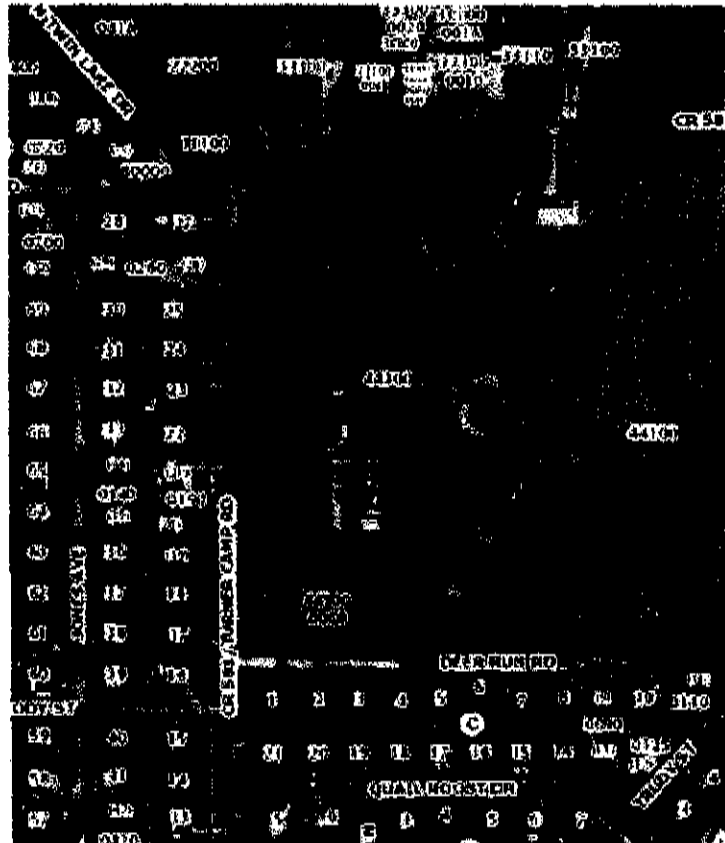
Case #: 2025-VAR-02
Applicant: Bhikabhai Patel
Location: 1258 Heron Point
Parcel: 20E19S080120 1460 Altkey 3526604
Request: Variance to Exceed Impervious Surface Limits to Expand Driveway Width by 8-Foot

Location Map 1258 Heron Point Inverness FL



Case #: 2025-VAR-03
Applicant: Citrus County Abuse Shelter Association, Inc.
Location: 1100 Turner Camp Road
Parcel: 20E19S08 44300 00C0 Altkey 3315417
Request: Variance to Exceed 6-Foot Height Requirement
to Install 8-Foot Residential Fence

Location Map 1100 Turner Camp Road Inverness FL



At the public hearing, all interested parties may speak to the items on the agenda issues. The agenda materials are available for public inspection Monday – Friday during regular business hours in the Community Development Department Office 1st Floor Inverness Government Center 212 W. Main Street, Inverness. Any person requiring reasonable accommodation to participate in this meeting should contact the City Clerk at (352) 726-2611 at least three days in advance so arrangements can be made.

All persons are advised that if they decide to appeal any recommendation made at the above referenced public meeting they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For more information contact Inverness Community Development Department Director Chris Shoemaker at 352.726.2611x1103 or cshoemaker@inverness.gov.

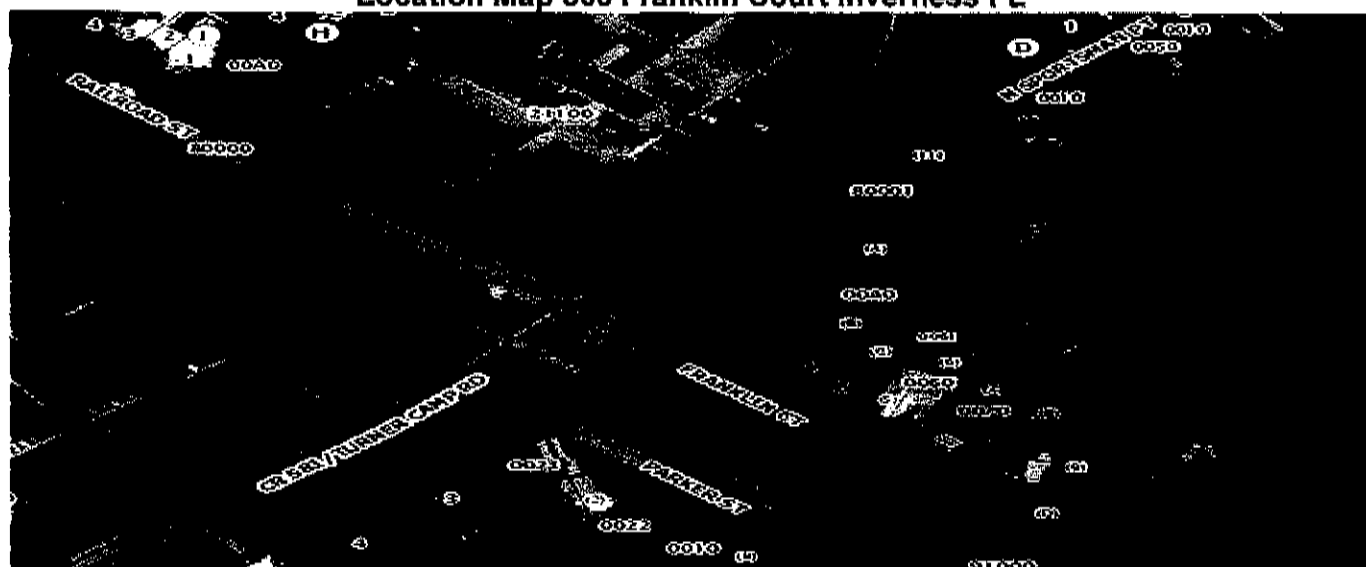
NOTICE OF PUBLIC HEARING

MAILED NOTICE SENT TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PARCEL PER CITY CODE

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Case #: 2025-VAR-01
Applicant: John Crowley
Location: 508 Franklin Court
Parcel: 20E19S070080 0070 Altkey 2560274
Request: Variance for Reduction in Front Yard Setback for Accessory Structure and Carport

Location Map 508 Franklin Court Inverness FL



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JOHN BRITTON CRAWLEY
508 FRANKLIN COURT
INVERNESS, FL 34453

JAMES F SWASEY
612 FRANKLIN COURT
INVERNESS, FL 34453

JOHN BRITTON CRAWLEY
508 FRANKLIN COURT
INVERNESS, FL 34453

FIRST FLORIDA BANK NA
P.O. BOX 5630
SPRING HILL, FL 34606-0630

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

RICHARD A KING
504 FRANKLIN COURT
INVERNESS, FL 34453

JOHN BRITTON CRAWLEY
508 FRANKLIN COURT
INVERNESS, FL 34453



City of Inverness

COMMUNITY DEVELOPMENT DEPARTMENT

212 W. Main Street
Inverness, Florida 34450
(352)726-3401

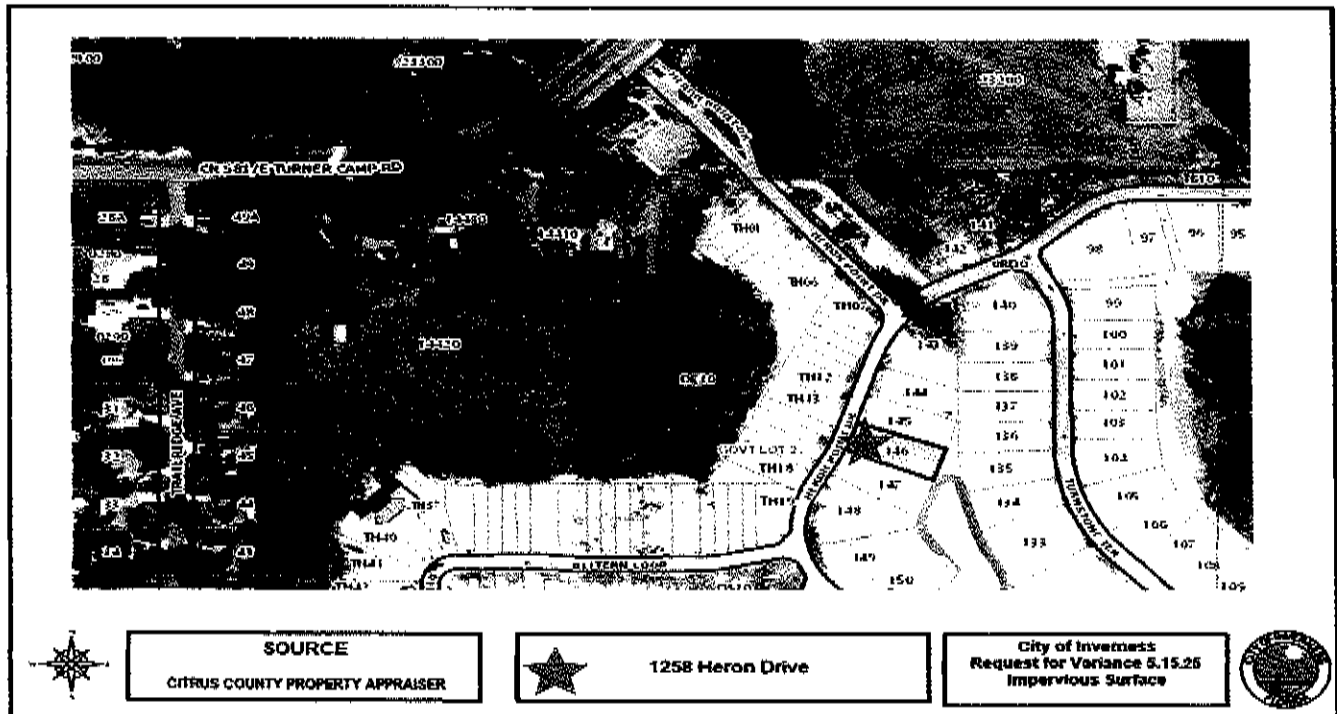
STAFF REPORT

Applicant/Owner: Patel Bhikabhal
Date: May 15, 2025
Presenter: Chris Shoemaker, Community Development
Case #: Variance Application 2025-VAR-02
Address: 1258 Heron Drive Wyld Palms

DESCRIPTION

The property owner added 8-feet to the width of his driveway. This addition was approved by the Wyld Palms Homeowners Association. City Code Enforcement noted the work without a permit and the investigation showed the improvement increased the impervious surface of the property above the code requirement.

LOCATION MAP



The property is zoned LMD-R3 and the percentage of coverage, or impervious surface, allowed is 30 percent of the lot size for the building and 45 percent for total impervious surface coverage. The driveway addition will bring the percentage of impervious surface to 52%, exceeding the maximum allowable 45%. The requirements are shown in Section 2.4 of the Inverness Land Development Code below.

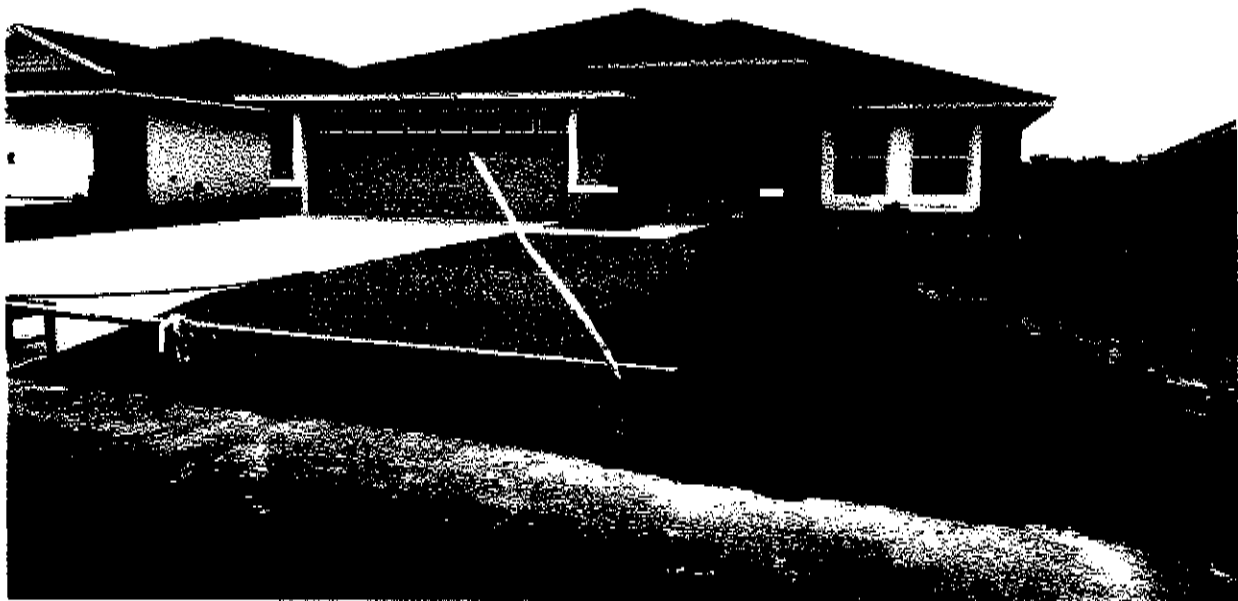
Sec. 2.4. - General Requirements for Buildings, Parcels, Building Setbacks and Yards.

	U.P.A.	Lot Regulations			Yard Regulations			Percentage	
	Max.	Area			Front	Side	Rear	of Coverage	
Districts	Density	Sq. Ft.	Width	Depth	One/Both			Bldg.	Total
SLD/R5	2.5	17,500	125	130	40	15-30	25'	20	30
LD/R1	5.0	8,500	75	100	30	10-20	25'	25	40
ULD/R2	7.5	6,000	50	100	25	7.5-15	25'	25	40
LMD/R3	10	4,500	50	90	25	5-10	25'	30	45

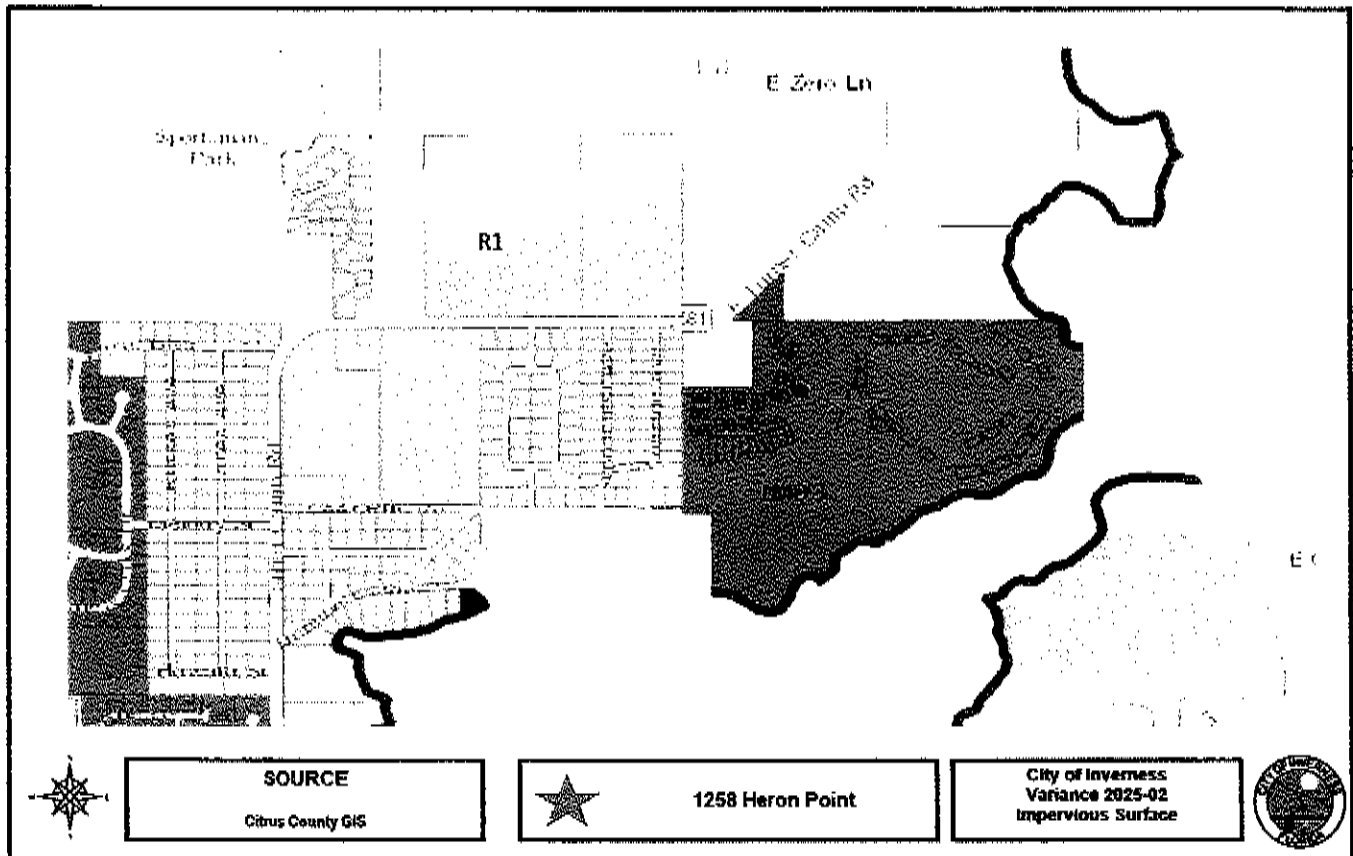
Percentage of Coverage for Building and Total 1258 Hernon Drive

Site Calculations Plot Plan	2212	
Entry	37	
garage	421	
lanai	141	
driveway	541	
ac pad	12	
sidewalk	43	
Total Impervious	3407	
Lot size	7077	
pervious/impervious	48%	
Add Driveway	240 SF	
Total 3407 + 240=	3647	
pervious/impervious	52%	
Percentage of Coverage RM3		
Bldg	30%	2114
Total	45%	3172
Existing home plot plan +	48%	3407
Concrete Addition 30 x 8' (240 S.F.)	52%	3647
Variance Request 52% -v- 45%		

Pictures of Home with Driveway Addition



Zoning Map



The zoning classification for the Wyld Palms Development is LMD/R3 (10 Units Per Acre Maximum). The provisions of this district are intended to provide an area of high-density residential development with a variety of housing. The types of housing, lot sizes and other restrictions are intended to promote and protect high density residential development while maintaining adequate open space. Some compatible non-residential uses are also provided for within the district.

Adject properties to the west are zoned R1, or low density residential. LD/R1 (5 Units Per Acre Maximum). The provisions of this district are intended to provide an area of medium density single-family residential development. Medium lot sizes and other restrictions are intended to promote and protect this high-quality residential development.

Sec. 3.10. (B) Variance Standards for Consideration

B. Standards for Consideration of Variances. Before any variance may be granted, the Zoning Board of Adjustment shall find all of the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

This situation is due to the land development code requirement for the pervious/impervious surface ratio not being addressed during the redevelopment plans for Wyld Palms. The Developer could have included a Special Exception for the single-family home lots during the approval process in 2021.

2. That the special conditions and circumstances did not result from the action or negligence of the applicant.

The developer's representative and salesperson represented to the property owner that the expansion could be done and provided written approval from the Home Owners Association (HOA) for the work.

3. That granting the variance requested will not confer upon the applicant any special privileges denied by this Code to other lands, buildings or structures in the same zoning district.

The variance will allow for 52% impervious surface area where the land development code is 45%. The City has another Variance application for expansion of a lanai that, if constructed, will also exceed the code maximum for impervious surface.

4. That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.

The hardship was created by the developer's representative proving verbal and written permission to the residents to expand driveways and add lanai/porch areas. The Developer is taking now working with the City for a solution to this issue. It should have been addressed during the development approval process.

5. That the variance granted is the minimum variance that will make possible reasonable use of the land, building or structure.

This request is after-the-act as the driveway expansion is complete. The owner was also required to have a building permit for the work which they neglected to secure. Reasonable may be defined if the adjacent property owners object to the granting of the variance. They are informed by mail and sign posting of this action.

INTERVENING ACTIVITY

Beginning in May 2020, Community Development staff began meeting with representatives of Garden Street Communities concerning the redevelopment of Wyld Palms. The initial meetings were to look at the archived infrastructure plans submitted from 2005 to 2007 to judge the complexity of changing the vested condominium development to a platted subdivision of single-family homes.

The redesigned project plans the following:

1. Feature 62 townhomes and 178 single-family dwellings.

2. Encourages flexibility in the design and development of land in order to promote its most appropriate use.
3. Facilitates the adequate and economical provision of streets, utilities and open public spaces.
4. Preserves the natural and scenic qualities of the area.
5. Transforms Wyld Palms from a condo only residential development into a residential mix of townhomes and single-family homes on existing infrastructure that maximizes the existing streets, utilities, and open space while preserving the natural and scenic qualities of the area.

The Variance application is rooted in the redevelopment of Wyld Palms. The platted lot sizes did not change but the housing products did. The existing products being sold are at or near the limits of the impervious surface requirements leaving no room expand driveways or , lanai, porches or pads.

LEGAL NOTICE

Section 3.11(B) lists procedures to be used to Notice a Public Hearing by the Zoning Board of Adjustment. These requirements include the following: 1) Notice of Hearing to be published once in a newspaper of general circulation; 2) mail similar notice to all property owners within a distance of 200 feet from the property line; and 3) posting of notices of the hearing date, time, purpose and location. The Legal Notice, List property owners within 200' that were sent direct mail notice, and pictures of the signage posted at the property are included as enclosures to this staff report.

STAFF RECOMMENDATION

The driveway expansion is in violation of the Section 2.4 of the City of Inverness Land Development Code. Without a Variance, the homeowner will receive a Notice of Violation from Code Enforcement with hearing before the Special Magistrate.

This is a difficult situation for the homeowner as they moved forward with the paving with written approval by the homeowners association. Based on the information and analysis contained within this report, staff is providing a conditional recommendation of approval of the variance based on no objections received from adjacent property owners.



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness.gov

PLANNING AND ZONING APPLICATION

Please note: All applicants should attend a pre-application conference with the Community Development Director prior to filing this application.

Date: 4.2.25

Application No: 2025-VAR-02

Applicant Name: Bhikabhai Patel

Phone # 570-985.9922

Address: 1258 Heron Drive

Email Address: bbp1682@gmail.com

Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee

☐ Other _____

Owner's Name: _____

Phone # _____

Address: _____

Email Address: _____ Fax # _____

Application Type:

- | | | |
|--|---|---|
| ☐ Annexation | ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☒ Variance – Residential | ☐ Administrative Appeal | ☐ Preliminary Plat Review |
| ☐ Variance | ☐ Final Plat | ☐ Special Exception Use |
| ☐ Road/Easement Vacation | ☐ Planned Unit Development | |
| ☐ Other: _____ | | |

Reason for Request: expand drive, exceed impervious surface limits

Project Title (If any): Driveway expansion 8' x _____ = SF need length of driveway

Property Address: 1258 Heron Point

Property size (acres): 0.16 Ac or 7,048 sq ft

Parcel ID Number: 20E19S080120 1460

Existing use of Property: Residential

Existing Zoning: R-1 Residential

Existing land use designation: Low density residential

Current number of structure(s) on the property: 1

Type of Structure(s) on the property (house, shed, etc.): residential home

Proposed use of Property: Residential

Proposed Zoning: no change

Proposed land use designation: no change



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness-fl.gov

Property Owner & Agent Affidavit

Before me, the undersigned authority personally appeared, Bhikabhai Patel / Belaben B Patel (property owner's name), who being by me duly on oath, deposes and says:

1. That said authority is a fee-simple owner of the property legal described in this application.

2. That said authority desires to: obtain a variance for driveway expansion which exceeds the pervious/impervious surface area

requirements. Percentage of coverage is 25% building 40% overall. Home, garage, porch(2) = 2,840 SF/7,048 SF = 40%. So limits met without driveway

3. That said authority (Property owner) has appointed _____ (Agent's name to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations and provisions of the City of Inverness, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Inverness, Florida are not returnable.

B. That the submittal requirements for the application have been completed and attached hereto as part of the application.



Property Owner's Signature

Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

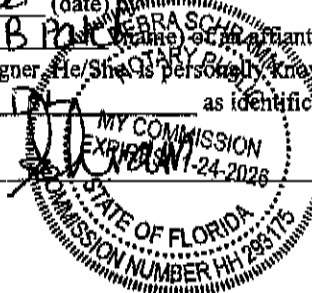
Subscribed and sworn to (or affirmed) before me on

April 2, 2021 (date)

Belaben B Patel (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented _____ as identification.



Public Notary



STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed before me on

_____ (date) by

_____ (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary

WYLD PALMS HOMEOWNER ASSOCIATION
Architectural Request Form

Instructions

1. Complete a separate form for each project.
2. Please refer to your Declaration for a description of the ARC and its purpose and applicable ARC rules.
3. Describe in detail all materials, dimensions, and finishes to be used. For any paint or other finishes, provide the brand and name of the color(s) (including any codes), attach color samples, and state where they will be used. Provide photos and/or marketing pictures of the material (e.g., a roof tile, section of fence, paver, door, window, etc.) to be used in the project.
4. For any new structure (e.g., fence, porch, addition, generator, etc.) or replacement structure (e.g., fence, driveway or walkway, mailbox, etc.), attach a copy of a plot plan or survey showing where the structure is to be located.
5. Landscaping plans must show type of plantings and location on a plot plan, survey, or a clear sketch of the property.
6. Replacement doors or windows require a photograph or description of where the replacement will be installed.
7. Requests for tree removals must state the reason for removal, specify the trees, specify their location on a plot plan or drawing, attach photos of the trees, and the trees must be marked with a ribbon or other similar marking.
8. Sign and submit the request form. ^{SEP}

Submission Information

ALT. 3526604

Date of Submission 2-6-25

Property Owner Name Bhikabhai Patel

Property Owner Email bbp1652@gmail.com

Phone 570-985-9922

Property Address 1258 Heron Point
(Subject Property) Inverness, FL

Mailing address Same as above
(If Different From Subject Property)

Requested Change
(Select One)

- ☐ Painting
- ☐ Addition
- ☐ Fencing
- ☐ Screen Enclosure
- ☐ Pool
- ☐ Play Set
- ☐ Landscaping
- ☒ Walk/Driveway
- ☐ Roofing
- ☐ Other

Description of Changes / Additions

<u>Concrete widening of parking area addition</u>
<u>8 ft</u>

This Section To Be Completed By Architectural Review Committee

Check All That Apply

- ☐ Standard
- ☐ Non-Standard
- ☐ Complete
- ☐ Incomplete
- ☒ Approved as Submitted
- ☐ Approved with changes
- ☐ Returned Incomplete
- ☐ Disapproved

Review Notes

John
Agent for the ARC

Digitally signed by John Roberts
DN: cn=John Roberts, o=Adams
Homes, ou=Spring Hill,
email=jroberts@adamshomes.co
m, c=US
Date: 2025.02.10 16:35:38 -05'00'

Roberts

Name

Signature

Date

Additional Notes

PLOT PLAN SKETCH

DESCRIPTION:

LOT 148,
WYLD PALMS
RESUBDIVISION, 1/4 SECTION 36, T14N, R10E, S14E,
HARRIS COUNTY, TEXAS
NEED FOR 15% OF THE TOTAL AREA OF LOT 148 FOR

PRELIMINARY DRAWING:

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SITE CALCULATIONS:

LOT	148	SQ. FT.
LIVING AREA	1,200	SQ. FT.
ENTRY	100	SQ. FT.
KITCHEN	100	SQ. FT.
BATH	100	SQ. FT.
HALL	100	SQ. FT.
POOL AREA	100	SQ. FT.
DRIVEWAY	100	SQ. FT.
ARC PAD	100	SQ. FT.
STEWALK	100	SQ. FT.
COURTYARD SWALE	100	SQ. FT.
CONSERVATION AREA	100	SQ. FT.
TOTAL OCCUPANCY	1,000	SQ. FT.
AREA TO SUBMIT	1,000	SQ. FT.

CONSTRUCTION NOTES:

1. THE PROPOSED ONE STORY MASONRY RESIDENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2001 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2001 INTERNATIONAL BUILDING CODE (IBC).
2. THE PROPOSED ONE STORY MASONRY RESIDENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10% OF THE TOTAL AREA OF LOT 148 FOR CONSERVATION.
3. THE PROPOSED ONE STORY MASONRY RESIDENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10% OF THE TOTAL AREA OF LOT 148 FOR CONSERVATION.
4. THE PROPOSED ONE STORY MASONRY RESIDENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10% OF THE TOTAL AREA OF LOT 148 FOR CONSERVATION.
5. THE PROPOSED ONE STORY MASONRY RESIDENCE SHALL BE CONSTRUCTED WITH A MINIMUM OF 10% OF THE TOTAL AREA OF LOT 148 FOR CONSERVATION.

HERON POINT DRIVE

concrete
w/ being parking
for 4th parking

PROPOSED
ONE STORY
MASONRY
RESIDENCE

LINE DATA:

1/4 SECTION 36, T14N, R10E, S14E

CURVE DATA:

LINE	BEARING	LENGTH	CHORD	ANGLE
1	N 0° 0' 0" E	100.00	100.00	0° 0' 0"
2	N 90° 0' 0" E	100.00	100.00	90° 0' 0"
3	N 0° 0' 0" E	100.00	100.00	0° 0' 0"



ALTERNATE FLOOD HAZARD ZONE

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

1/4 SECTION 36, T14N, R10E, S14E

This Special Warranty Deed

Made this 29th day of July, 2024,
between

**Adams Homes of Northwest Florida,
Inc., a Florida corporation,**
whose mailing address is:
100 W. Garden Street, Pensacola, FL
32502,

hereinafter called the grantor, to
**Bhikabhai Patel and Madhuben
Bhikabhai Patel, husband and wife
and Belaben B. Patel, a single woman. As joint tenants with full rights of survivorship**
whose mailing address is:
1258 Heron Point Drive, Inverness, FL
34453,

Hereinafter called the grantee:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this
instrument and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 and other
valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells,
alien, remises, releases, conveys and confirms unto the grantee, all that certain land
situate in Citrus County, Florida, viz:

Lot 146, of WYLD PALMS PHASE II, according to the map or plat thereof, as recorded in Plat Book
21, Page 1, of the Public Records of Citrus County, Florida.

Tax Folio: 20E19S080120 1460

Subject, however, to all covenants, conditions, restrictions, reservations, limitations,
easements and to all applicable zoning ordinances and/or restrictions and prohibitions
imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging
or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized
of said land in fee simple; that the grantor has good right and lawful authority to sell and
convey said land, and hereby warrants the title to said land and will defend the same
against the lawful claims of all persons claiming by, through or under the said grantor.

In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Adams Homes of Northwest Florida, Inc.

By: Don Adams
Don Adams, CFO

Courtney L. Morrison
Witness Printed Name: Courtney L. Morrison

Address: 100 W. Garden Street
Pensacola, FL 32502

Claudia McGuff
Witness Printed Name: Claudia McGuff

Address: 100 W. Garden Street
Pensacola, FL 32502

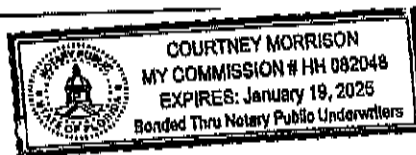
State of: Florida
County of: Santa Rosa

The foregoing instrument was sworn to, subscribed and acknowledged before me on this 11th day of July, 2024, by means of ✓ Physical Presence or Online Notarization, by Don Adams, the CFO of Adams Homes of Northwest Florida, Inc. who is personally known to me and who did take an oath.

Courtney L. Morrison
Notary Public Signature
My Commission expires:
Notary Seal

Prepared by and Return to:
Paramount Title
Danielle Keegan
10525 Hearth Rd.
Spring Hill, FL 34608
Our File No.: SH24-127622

This Deed is prepared pursuant to the issuance of Title Insurance.



Home Parcel Search ▾

Search Entry

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

Altkey: 3526604
PATEL BHIKABHAIParcel ID: 20E19S080120 1460
1258 HERON POINT DR , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 3

Return to Search Results
My Tax Year: 2026 ▾

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Attribute Export
- Mailing List
- Property Record Card
- Original Title Notes

Go

Links

Search Help

All Owners

Name	Owner Type
PATEL BHIKABHAI	HW - Husband And Wife
PATEL MADHUBEN BHIKABHAI	HW - Husband And Wife
PATEL BELABEN B	IN - Individual

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap. Savings	Tax Estimate	Tax Link
2024	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0	\$328.69	Link
2023	\$15,000	\$0	\$15,000	\$15,000	\$0	\$15,000	\$0	\$332.35	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000T	CITY OF INVERNESS	\$15,000	21.9126	\$328.69

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
07/11/2024	\$358,800	3489/1923	00-WARRANTY DEED	I
04/27/2023	\$1,892,500	3374/1265	03-SAME FAMILY/DEED FOL	V
10/21/2021	\$100	3218/1017	01-CORRECTIVE/QC/TD/COT	I

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
07/14/2023	20230439	NEW SINGLE FAMILY RESIDENCE 4/2/2 - 2811 SQ FT - LOT 146	\$348,750	05/08/2024

Land & Agricultural

Line	Land Use	Type	Units	Frontage	Depth	Ag Flag	Classified Value	Just Value	Zoning
------	----------	------	-------	----------	-------	---------	------------------	------------	--------

Legal Notice Requirement Sign Posting 1258 Heron Point 2025-VAR-02

April 30, 2025



NOTICE OF PUBLIC HEARING

In accordance with Sections 3.10 and 3.12 of the Inverness Land Development Code, the Zoning Board of Adjustment will hold a Public Hearing on May 15, at 5:00 pm in the Council Meeting Room at the Inverness Government Center, 212 West Main Street, Inverness, Florida, to act on three (3) variance requests as follows below:

Case #: 2025-VAR-01
Applicant: John Crowley
Location: 508 Franklin Court
Parcel: 20E19S070080 0070 Altkey 2560274
Request: Variance for Reduction in Front Yard Setback for Accessory Structure and Carport

Location Map 508 Franklin Court Inverness FL



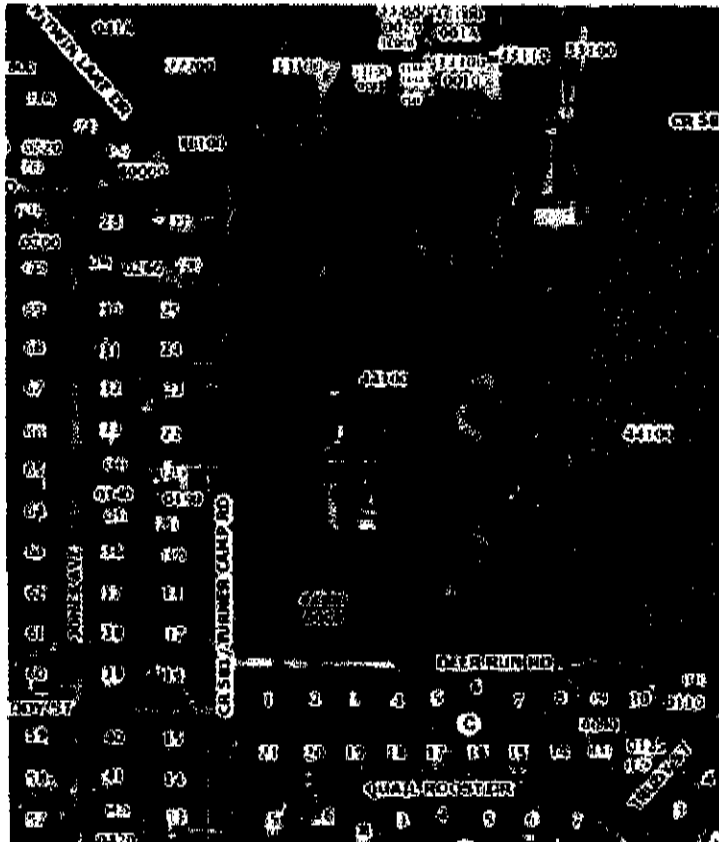
Case #: 2025-VAR-02
Applicant: Bhikabhai Patel
Location: 1258 Heron Point
Parcel: 20E19S080120 1460 Altkey 3526604
Request: Variance to Exceed Impervious Surface Limits to Expand Driveway Width by 8-Feet

Location Map 1258 Heron Point Inverness FL



Case #: 2025-VAR-03
Applicant: Citrus County Abuse Shelter Association, Inc.
Location: 1100 Turner Camp Road
Parcel: 20E19S08 44300 00C0 Aitkey 3315417
Request: Variance to Exceed 6-Foot Height Requirement
to Install 8-Foot Residential Fence

Location Map 1100 Turner Camp Road Inverness FL



At the public hearing, all interested parties may speak to the items on the agenda issues. The agenda materials are available for public inspection Monday – Friday during regular business hours in the Community Development Department Office 1st Floor Inverness Government Center 212 W. Main Street, Inverness. Any person requiring reasonable accommodation to participate in this meeting should contact the City Clerk at (352) 726-2611 at least three days in advance so arrangements can be made.

All persons are advised that if they decide to appeal any recommendation made at the above referenced public meeting they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For more information contact Inverness Community Development Department Director Chris Shoemaker at 352.726.2611x1103 or cshoemaker@inverness.gov.

NOTICE OF PUBLIC HEARING

MAILED NOTICE SENT TO ALL PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PARCEL PER CITY CODE

In accordance with Sections 3.10 and 3.12 of the Inverness Land Development Code, the Zoning Board of Adjustment will hold a Public Hearing on May 15, at 5:00 pm in the Council Meeting Room at the Inverness Government Center, 212 West Main Street, Inverness, Florida, to act on three (3) variance requests including 1258 Heron Point as follows below:

Case #: 2025-VAR-02
Applicant: Bhikabhai Patel
Location: 1258 Heron Point
Parcel: 20E19S080120 1460 Altkey 3526604
Request: Variance to Exceed Impervious Surface Limits to Expand Driveway Width by 8-Feet

Location Map 1258 Heron Point Inverness FL



At the public hearing, all interested parties may speak to the items on the agenda issues. The agenda materials are available for public inspection Monday – Friday during regular business hours in the Community Development Department Office 1st Floor Inverness Government Center 212 W. Main Street, Inverness. Any person requiring reasonable accommodation to participate in this meeting should contact the City Clerk at (352) 726-2611 at least three days in advance so arrangements can be made.

All persons are advised that if they decide to appeal any recommendation made at the above referenced public meeting they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. **For more information contact Inverness Community Development Department Director Chris Shoemaker at 352.726.2611x1103 or cshoemaker@inverness.gov**

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

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PENSACOLA, FL 32502

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

ADAMS HOMES OF NORTHWEST FL
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PENSACOLA, FL 32502

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

JOHN LAWRENCE BOSCARINO
1228 HERON POINT DRIVE
INVERNESS, FL 34453

WYLD PALMS HOMEOWNERS
ASSOC
1000 PINE HOLLOW POINT
ALTAMONTE SPRINGS, FL 32714

PATEL BHIKABHAI
1258 HERON POINT DRIVE
INVERNESS, FL 34453

MICHAEL STEPHEN CONNELLY
1216 HERON POINT DRIVE
INVERNESS, FL 34453

ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502

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ADAMS HOMES OF NORTHWEST FL
100 W GARDEN STREET 2ND FLOOR
PENSACOLA, FL 32502



City of Inverness

COMMUNITY DEVELOPMENT DEPARTMENT

212 W. Main Street
Inverness, Florida 34450
(352)726-3401

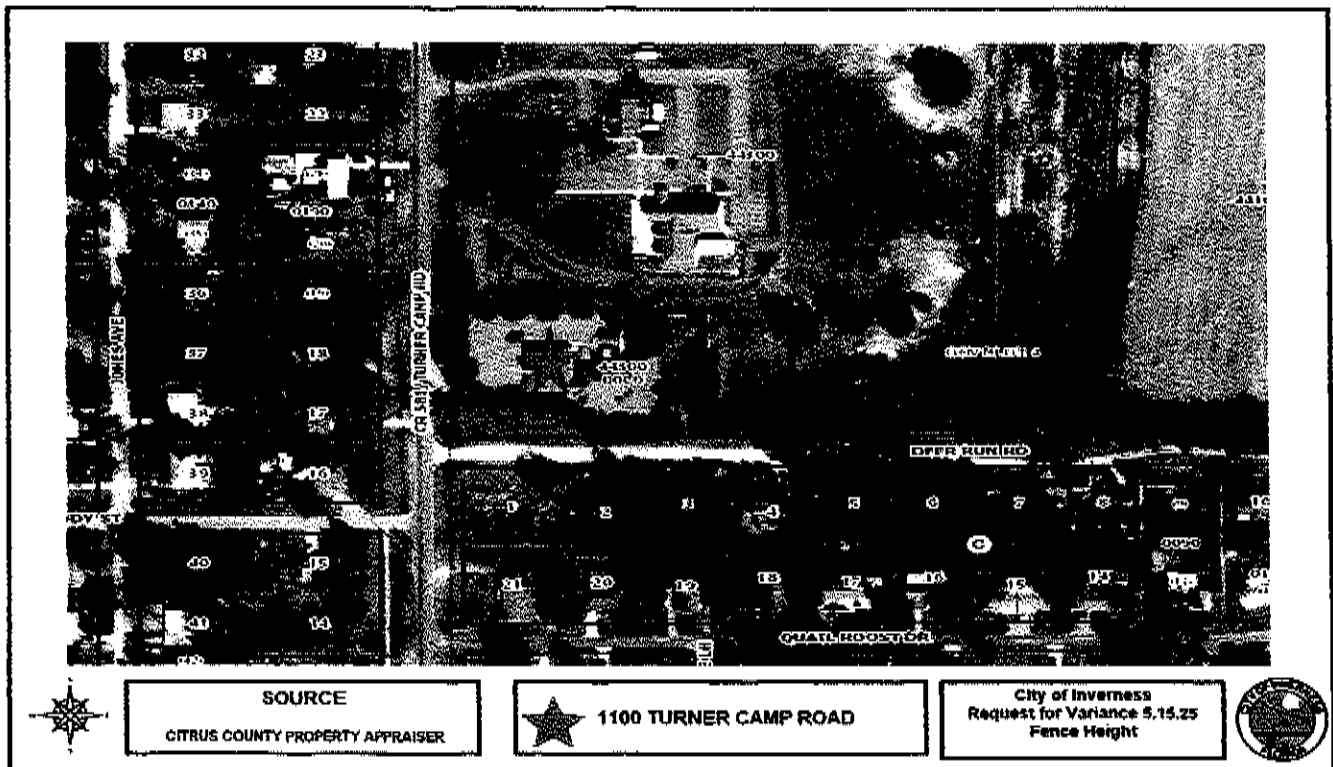
STAFF REPORT

Applicant/Owner:	CASA Inc.
Date:	May 15, 2025
Presenter:	Chris Shoemaker, Community Development
Case #:	Variance Application 2025-VAR-03
Address:	1100 Turner Camp Road

DESCRIPTION

The request for Variance is for a 2.0 acre tract at the northeast corner of CR 581/Turner Camp Road and Deer Run Road. The First United Methodist Church owns the adjacent property to the north and east. Residential properties are to the south across Deer Run Road and to the west across Turner Camp Road. The property is owned by the Citrus County Abuse Shelter Association, Inc. (CASA)

Location Map

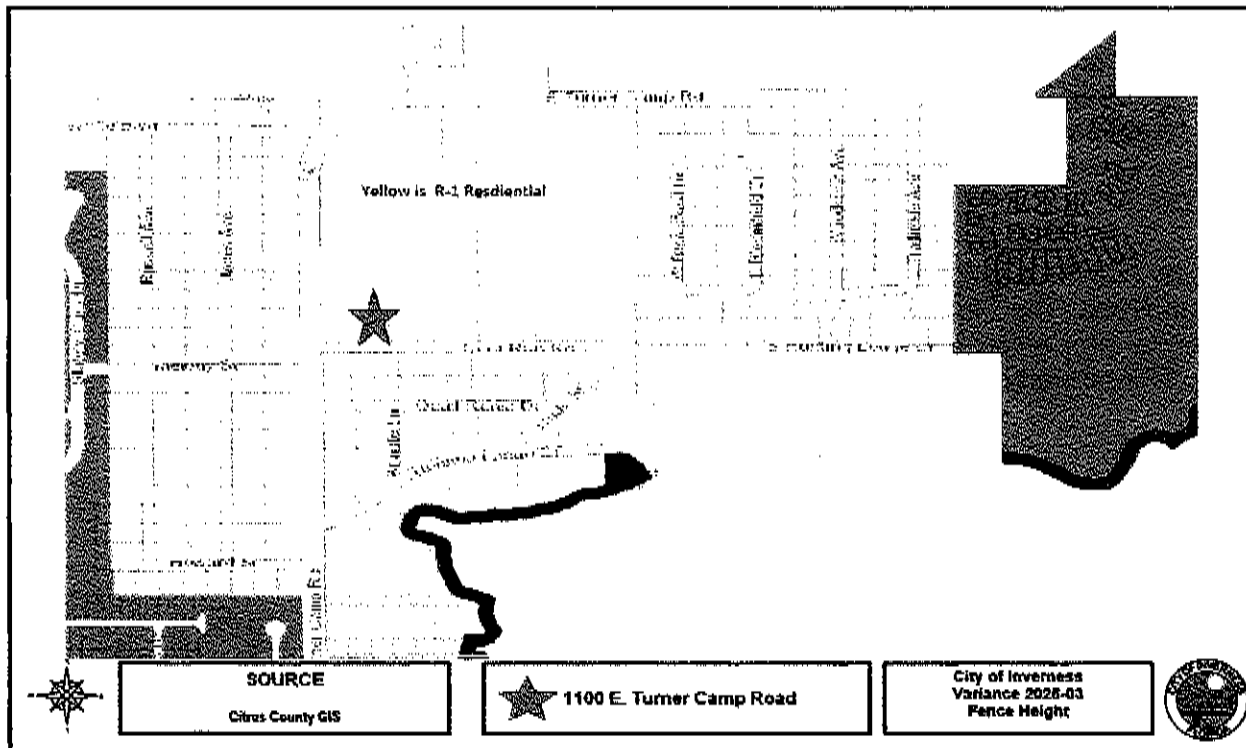


REQUEST FOR VARIANCE

The property is zoned residential with a front fence height limit of four (4) feet and six (6) feet in the rear setback. CASA submitted a request to install sixty-eight (68') feet of eight (8') foot fence in the front setback and one hundred and two feet (102') of eight (8') foot fence in the rear setback. The purpose is for visual security for the side and rear yard from Turner Camp Road,

CASA submitted an Application for Variance to Section 2.6 E. Fences and Walls. This section limits fence heights to four (4) feet in the front setback or six (6) feet in the rear setback.

Zoning Map



The standards for granting a Variance by the ZBA are provided for in Section 2.6 of the Inverness Land Development Code with staff comments following each item.

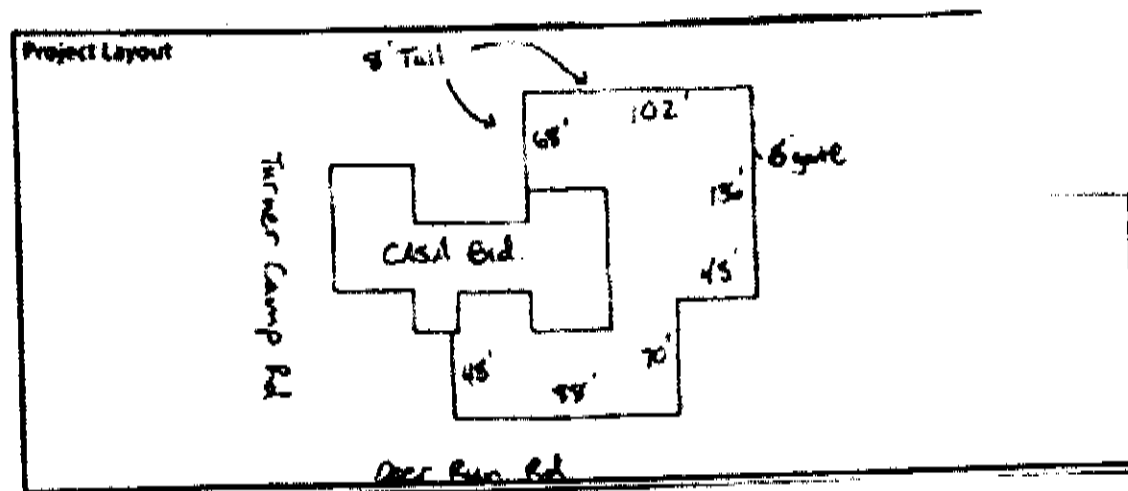
Sec. 3.10. - Variances

B. *S.B. Standards for Consideration of Variances.* Before any variance may be granted, the Zoning Board of Adjustment shall find all of the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The applicant has a special condition by its use and circumstance for land use and building that requires increased in security over the standard residential home. The increase fence height will reduce visibility of the side and rear yard from traffic on Turner Camp Road that adds to the security of the building and residents.

Project Layout of Building. Lot and Eight (8) foot Fence Location



The standards for granting a Variance by the ZBA are provided for in Section 2.6 of the Inverness Land Development Code with staff comments following each item.

Sec. 3.10. - Variances

B. S B. Standards for Consideration of Variances. Before any variance may be granted, the Zoning Board of Adjustment shall find all of the following:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

The applicant has a special condition by its use and circumstance for land use and building that requires increased in security over the standard residential home. The increase fence height will reduce visibility of the side and rear yard from traffic on Turner Camp Road that adds to the security of the building and residents.

2. That the special conditions and circumstances did not result from the action or negligence of the applicant.

The applicant did not create the special condition as they did not create the lot and took no action to create the special condition and circumstance.

3. That granting the variance requested will not confer upon the applicant any special privileges denied by this Code to other lands, buildings or structures in the same zoning district.

The Variance request increases the front setback for fence height for properties in the same residential zoning district by four (4) feet and in the rear setback by two (2) feet within a two-acre lot. So it does confer a special privilege denied by Code to other structures in the same zoning district. This is the reason for the Variance application.

4. That literal interpretation of the provisions of the Code would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this Code and would work unnecessary and undue hardship on the applicant.

The use of this property is unique to the area due to increased security requirements for residents of this property.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The construction of an eight (8') foot fence would not conflict with any street, intersection or driveway site visibility standards, corner lot standards. The building is on a 2-acre tract and not impact adjacent owners. The requested height is due to a need for additional security for the residents.

INTERVENING ACTIVITY

The Zoning Board of Adjustment held a special meeting at 5:00 P.M. on May 27, 2008 to consider Case #08-V-02 for a six-foot fence within the front yard setback in a residential District. This request was approved on a 5-0 vote.

LEGAL NOTICE

Section 3.11(B) lists procedures to be used to Notice a Public Hearing the Zoning Board of Adjustment. These requirements include the following: 1) Notice of Hearing to be published once in a newspaper of general circulation; 2) mail similar notice to all property owners within a distance of 200 feet from the property line; and 3) posting of notices of the hearing date, time, purpose and location. The Legal Notice, List property owners within 200' that were sent direct mail notice, and pictures of the signage posted at the property are included as enclosures to this staff report.

STAFF RECOMMENDATION

Based on the information and analysis contained within this report, staff recommends approval of the variance to allow an eight-foot fence in the side and front yard setback. This recommendation is based on the unique security considerations of the residents and elevation of the property in relation to East Turner Camp Road. Traffic moving south comes from a higher to lower elevation that allows line of sight into the side yard.



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness.gov

PLANNING AND ZONING APPLICATION

Please note: All applicants should attend a pre-application conference with the Community Development Director prior to filing this application.

Date: 03/26/2025

Application No: 2025-VAR-63

Applicant Name: Citrus County Abuse Shelter Association, Inc.

Phone # 3523448111

Address: 1100 Turner Camp Rd., Inverness, FL 34453

Email Address: rherzek@casaf1.org

Fax # _____

Applicant is: ☒ Owner ☐ Agent ☐ Purchaser ☐ Lessee

☐ Other _____

Owner's Name: Citrus County Abuse Shelter Assoc Inc

Phone # 352-344-8111

Address: 1100 Turner Camp Rd., Inverness, FL 34453

Email Address: _____

Fax # _____

Application Type:

- | | | |
|--|---|---|
| ☐ Annexation | ☐ Rezoning | ☐ Comprehensive Plan Amendment |
| ☒ Variance – Residential | ☐ Administrative Appeal | ☐ Preliminary Plat Review |
| ☐ Variance | ☐ Final Plat | ☐ Special Exception Use |
| ☐ Road/Easement Vacation | ☐ Planned Unit Development | |
| ☐ Other: _____ | | |

Reason for Request: permission to install 8 ft fencing for security

Project Title (If any): _____

Property Address: 1100 Turner Camp Rd., Inverness, FL 34453

Property size (acres): 2.0

Parcel ID Number: 20E19S08 44300 00C0

Existing use of Property: Residential

Existing Zoning: residential

Existing land use designation: LD

Current number of structure(s) on the property: 2

Type of Structure(s) on the property (house, shed, etc.): Office building and shed

Proposed use of Property: _____

Proposed Zoning: _____ Proposed land use designation: _____

Please explain your request for the proposed zoning and/or future land use: _____

Install 8 ft fence to ensure privacy and security of the property.

What utilities currently exist on the site?

☒ Water ☒ Sewer ☐ Well ☐ Septic ☐ None

What utilities are proposed to be used?

☐ Water ☐ Sewer ☐ Well ☐ Septic ☒ None

Have any previous applications been filed within the last year in connection with this property?

☐ Yes ☒ No

If yes, please describe and give application numbers: _____

Submittal Requirements: (Check Box for each item you are attaching)

All applications MUST provide the following:

- ☒ Completed Planning and Zoning Application.
- ☒ Copy of the Recorded Deed(s) for the property.
- ☒ Copy of Property Record Card(s) (available online at <http://www.citruspa.org>)
- ☒ Owner's/Agent's affidavit (last page of this application)

All Applications MUST provide the following upon request by the City:

- ☐ Lot Plan
- ☐ Survey of the Property
- ☒ Diagram

Specific attachments:

- ☐ Annexation: Complete electronic legal description in MS Word Format.
- ☐ Large Scale Comprehensive Plan Amendment (LPSPA): Complete electronic legal description in Word.
- ☒ Variance: Survey of property detailing variance request.
- ☐ Special Exception: Survey of property detailing special exception request.
- ☐ Preliminary Plat Application: 7 copies of site plan and 1 electronic copy.
- ☐ Final Plat Application: 7 copies of the plat and 1 electronic copy.
- ☐ Road/Lot/Parcel/Plat/Easement Vacation: Survey detailing request.
- ☐ Planned Unit Development (PUD) Zoning: 7 copies of site plan and 1 electronic copy.
- ☐ Other: _____

**ONLY CONCURRENT ANNEXATION, REZONING AND COMPREHENSIVE PLAN
AMENDMENTS ARE ALLOWED ON A SINGLE APPLICATION**



City of Inverness

Community Development Department
212 West Main Street – Inverness, Florida 34450
(352)726-3401 - Fax (352)726-5473
DDS@Inverness-fl.gov

Property Owner & Agent Affidavit

Before me, the undersigned authority personally appeared, Rane A. Herzek, CEO (property owner's name), who being by me duly on oath, deposes and says:

1. That said authority is a fee-simple owner of the property legal described in this application.
2. That said authority desires to: install an 8ft fence.

3. That said authority (Property owner) has appointed _____ (Agent's name to act in his behalf to accomplish the above, and before me the undersigned authorized agent personally appeared and being by me duly sworn on oath, deposes and says:

A. That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations and provisions of the City of Inverness, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further that this application and attachments shall become part of the Official Records of the City of Inverness, Florida are not returnable.

B. That the submittal requirements for the application have been completed and attached hereto as part of the application.

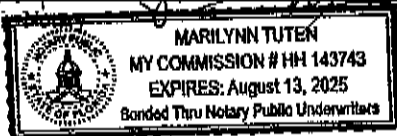
Property Owner's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed) before me on
April 11, 2025 (date) by

Rane A. Herzek (name) of an affiant
deponent or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary



Agent's Signature

STATE OF FLORIDA
COUNTY OF CITRUS

Subscribed and sworn to (or affirmed before me on
_____ (date) by

_____ (name) of an affiant
deponent, or other signer. He/She is personally known to me
or has presented _____ as identification.

Public Notary

Sales Price: \$10.00
Doc. Stamps: \$.70
PREPARED BY AND RETURN TO:
JOHN H. EDEN IV, ESQ.
POST OFFICE BOX 2755
INVERNESS, FL 34451-2755

**CORRECTIVE
QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 28 day of December, 2016, by **CITRUS COUNTY ABUSE FOUNDATION, INC.**, a defunct Florida corporation, whose address is 1100 E. Turner Camp Rd., Inverness, FL 34453, as Grantor, to **CITRUS COUNTY ABUSE SHELTER ASSOCIATION, INC.**, whose address is 1100 E. Turner Camp Rd., Inverness, FL 34453, as Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said Grantor, for good and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, convey, remise, release and quit-claim the remainder interest unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Citrus, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PROPERTY APPRAISER'S TAX I.D. NO.: 20E19S08 44300 00C0

This deed is being conveyed by Grantor in an effort to wind up the affairs of the above-referenced dissolved corporation by transferring the above-described property to the Grantee which is the successor abuse shelter entity serving Citrus County, Florida, therefore, only minimum documentary stamps are required.

THIS INSTRUMENT PREPARED BY SCRIVENER BASED UPON
INFORMATION PROVIDED TO SCRIVENER BY GRANTOR.
SCRIVENER DOES NOT GUARANTEE TITLE OR DESCRIPTION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use and benefit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed
these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witnesses as to
Grantor:

Grantor:

CITRUS COUNTY ABUSE
FOUNDATION, INC.


Sign


Print


Sign


Print


KIMBERLY FERRO RICHIE, Sec. PRES
1100 E. Turner Camp Rd.
Inverness, FL 34453

STATE OF FLORIDA
COUNTY OF CITRUS

I HEREBY CERTIFY that on this 28 day of December, 2016,
before me, an officer duly authorized in the State and County
aforesaid to take acknowledgments, personally appeared, **KIMBERLY
FERRO RICHIE**, as the acting secretary for the **CITRUS COUNTY ABUSE
FOUNDATION, INC.**, a dissolved Florida corporation, who is
executing this deed in accordance with Florida Statutes in order
to wind up the affairs of the corporation and who is personally
known to me or who has provided N/A as
identification.

My commission expires:



JOHN H. EDEN IV
Notary Public, State of Florida
Comm. No. FF 92467
My Comm. Expires 02/12/2018


NOTARY PUBLIC

Home Parcel Search ▼

Altkey: 3315417
CITRUS COUNTY ABUSE SHELTER ASSOC INC

Parcel ID: 20E19S08 44300 00C0
1100 TURNER CAMP RD , INVERNESS

Citrus County Property Appraiser, Cregg E. Dalton

1 of 1

Return to Search Results
My Tax Year: 2025 ▼

Legal

Land & Agriculture

Residential

Commercial

Misc Improvements

Values

Sketch

Photos

Permits

Quick Links

Map

Pictometry

PC Code 7500 - ORPHNG/NON-PROF
Bldg Counta Res 0 / MH 0 / Comm 1
Nbhd 0644 - HWY 44 INVERNESS AREA
Tax District 000T - CITY OF INVERNESS
Subdivision 003637 - UNREC TRACTS IN 08-19S-20E
Short Legal PARCEL C OF LANDS IN THE NW1/4 SEC 6-19-20
DESCR AS FOL: COMAT THE NW COR OF SEC 6 T19S
R20E, TH S 89D 57M 25S EAL THEN LN OF SD SEC 8 A
DIST OF 662.40 FT TO A PT ON THE E LN OF
87,121
2.00
Map SC-TW-RG 08-19S-20E

Actions

- Neighborhood Sales
- Printable Summary
- Printable Version

Reports

- Attribute Export
- Mailing List
- Property Record Card
- Original Trim Notice

Go

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

Mailing Address

Name CITRUS COUNTY ABUSE SHELTER ASSOC INC
Mailing Address 1100 E TURNER CAMP RD
INVERNESS FL 34453

Links

Search Help

All Owners

Name	Owner Type
CITRUS COUNTY ABUSE SHELTER ASSOC INC	CO - Corporation

Value History and Tax Amount

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Cap Savings	Estimate	Tax	Link
2024	\$20,400	\$977,510	\$997,910	\$982,387	\$982,387	\$0	\$0	\$0	\$0.00	Link
2023	\$20,400	\$929,260	\$949,660	\$893,079	\$893,079	\$0	\$0	\$0	\$0.00	Link

Tax Estimate upon sale of the property (no assessment capping or exemptions)

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	000T	CITY OF INVERNESS	\$997,910	21.9126	\$21,866.80

Buyer Beware!

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
12/28/2016	\$100	2802/2263	01-CORRECTIVE/QC/TD/COT	I
10/03/2016	\$100	2786/0278	01-CORRECTIVE/QC/TD/COT	I
11/01/2005	\$145,000	1934/0769	14-SALE / MORE THAN 1 PARCEL	V

DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

Permit Summary

Permit Date	Permit Number	Description	Amount	Occupancy Date
02/06/2025	20250085	A/C CHANGE OUT FOR LIVING QUARTERS	\$9,780	
05/19/2023	20230365	A/C CHANGE OUT - OUTREACH BLDG - CONFERENCE ROOM	\$12,840	
09/15/2022	20220731	UPGRADE SYSTEM FROM 2.5 TO 3 TON HEAT PUMP SYSTEM	\$5,765	
01/12/2022	01/12/2022	A/C CHANGE OUT - APT 622	\$3,618	

Request for Variance Sign Posting April 30, 2025 CASA

1110 East Turner Camp Road



NOTICE OF PUBLIC HEARING

In accordance with Sections 3.10 and 3.12 of the Inverness Land Development Code, the Zoning Board of Adjustment will hold a Public Hearing on May 15, at 5:00 pm in the Council Meeting Room at the Inverness Government Center, 212 West Main Street, Inverness, Florida, to act on three (3) variance requests as follows below:

Case #: 2025-VAR-01
Applicant: John Crowley
Location: 508 Franklin Court
Parcel: 20E19S070080 0070 Altkey 2560274
Request: Variance for Reduction in Front Yard Setback for Accessory Structure and Carport

Location Map 508 Franklin Court Inverness FL

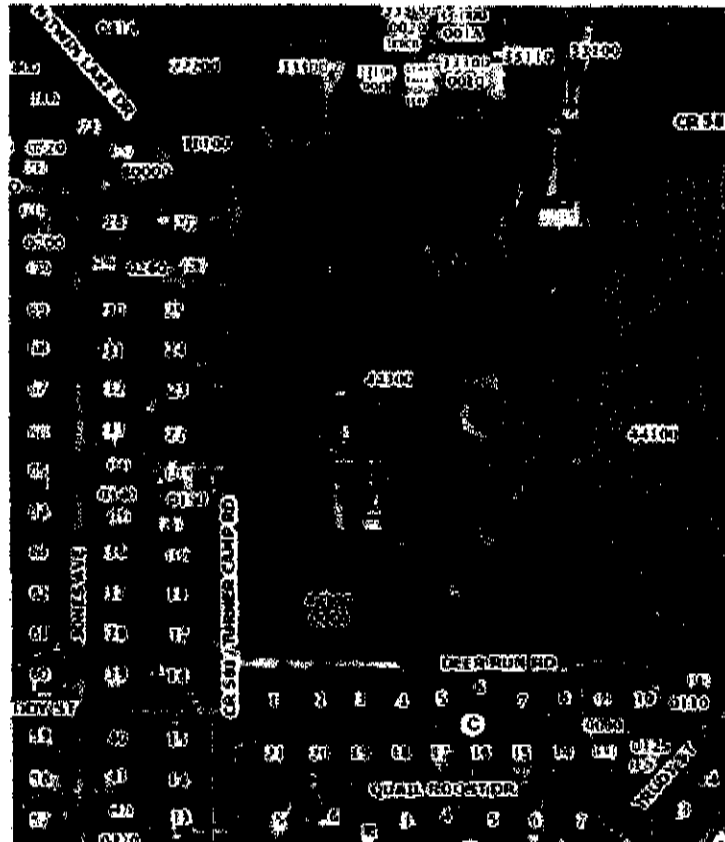


Case #: 2025-VAR-02
Applicant: Bhikabhai Patel
Location: 1258 Heron Point
Parcel: 20E19S080120 1460 Altkey 3526604
Request: Variance to Exceed Impervious Surface Limits to Expand Driveway Width by 8-Foot

Location Map 1258 Heron Point Inverness FL



Location Map 1100 Turner Camp Road Inverness FL



All persons are advised that if they decide to appeal any recommendation made at the above referenced public meeting they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. For more information contact Inverness Community Development Department Director Chris Shoemaker at 352.726.2611x1103 or cshoemaker@inverness.gov.

NOTICE OF PUBLIC HEARING

MAILED NOTICE SENT TO ALL PROPERTY OWNERS WITHIN

200 FEET OF THE SUBJECT PARCEL PER CITY CODE

In accordance with Sections 3.10 and 3.12 of the Inverness Land Development Code, the Zoning Board of Adjustment will hold a Public Hearing on May 15, at 5:00 pm in the Council Meeting Room at the Inverness Government Center, 212 West Main Street, Inverness, Florida, to act on three (3) variance requests including 1100 Turner Camp Road as follows below:

Case #: 2025-VAR-03
Applicant: Citrus County Abuse Shelter Association, Inc.
Location: 1100 Turner Camp Road
Parcel: 20E19S08 44300 00C0 Altkey 3315417
Request: Variance to Exceed 6-Foot Height Requirement to Install 8-Foot Residential Fence

Location Map 1100 Turner Camp Road Inverness FL



At the public hearing, all interested parties may speak to the items on the agenda issues. The agenda materials are available for public inspection Monday – Friday during regular business hours in the Community Development Department Office 1st Floor Inverness Government Center 212 W. Main Street, Inverness. Any person requiring reasonable accommodation to participate in this meeting should contact the City Clerk at (352) 726-2611 at least three days in advance so arrangements can be made.

All persons are advised that if they decide to appeal any recommendation made at the above referenced public meeting they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. **For more information contact Inverness Community Development Department Director Chris Shoemaker at 352.726.2611x1103 or cshoemaker@inverness.gov.**

HERBERT ARMAND PFEIFFER
507 DEER RUN ROAD
INVERNESS, FL 34453

NANCY VOGHEL
417 DEER RUN ROAD
INVERNESS, FL 34453

STEPHEN N DUTTON
412 QUAIL ROOST DRIVE
INVERNESS, FL 34453

NORMA J. WOLFE TRYCZENSKI
409 DEER RUN ROAD
INVERNESS, FL 34453-1242

ALBERT DIBBLES
1113 TURNER CAMP ROAD
INVERNESS, FL 34453

EUGENE O ATCHINSON
1019 TURNER CAMP ROAD
INVERNESS, FL 34453

NANCY HAWKINS
7751 59TH ST. N
PINELLAS PARK, FL 33781

NANCY HAWKINS
7751 59TH ST. N
PINELLAS PARK, FL 33781

CITRUS COUNTY ABUSE SHELTER
ASSOC
1100 E TURNER CAMP ROAD
INVERNESS, FL 34453

FIRST UNITED METHODIST CHURCH
1140 TURNER CAMP ROAD
INVERNESS, FL 34453

DDWIRA, LLC
6302 HOMESTEAD DRIVE
INDIANAPOLIS, IN 46227

NANCY VOGHEL
417 DEER RUN ROAD
INVERNESS, FL 34453

