



**Town of Inglis
Planning Commission Hearing
Meeting Agenda
Inglis Town Hall
January 6, 2026 @ 6:00 pm**

**ALL PERSONS DESIRING TO ADDRESS THE PLANNING COMMISSION WILL BE ASKED TO LIMIT
THEIR COMMENTS TO THE SPECIFIC SUBJECT BEING DISCUSSED AND WILL BE HELD TO ONE(1), THREE (3)
MINUTE TIME PERIOD PER AGENDA ITEM.**

**Prayer
Pledge of Allegiance**

**Roll Call:
Greta Larson, Scott Dumont, Mark Hodges, Sue Sims.
Attorney Fugate**

PUBLIC HEARING

1. Review Variance Petition for Roof Pitch on metal building at #0307300000
Tract 1, Zoned C-1 at 2 Garden Mall Ct. Inglis, FL 34449

Discussion

Close Hearing

Regular Planning Commission Agenda

1. Discussion on 30x70 Garage at 116 Mary St
2. Discussion on signs for Town of Inglis on Hwy 19: Mark Hodges

Discussion

Adjourn

**Town of Inglis
Planning Commission Workshop
November 18, 2025
Town Hall Commission Room**

Mark Hodges called the meeting to order at 6:10pm

Pledge & Prayer

Time: 6:00pm

Roll Call:

Greta Larson(Present)

Scott Dumont(Absent)

Mark Hodges(Present)

David Waddell(Present)

Sue Sims(Absent)

Alexis Richardson(Absent)

Mark Hodges explained the reason for the workshop.

Discussion on part e. on Sec. 34-235 Use requirements for Residence District Accessory Buildings.

Asked for board member suggestions.

Greta Larson commented on definition of an accessory building, changing wording, narrowing it down.

David Waddell commented on needing better clarity, defined wording.

Discussion followed.

Mark Hodges commented on the impervious area.

Just need to follow the guidelines.

Discussion on changing the square feet.

David Waddell suggested striking one accessory building all together.

Must Adhere to FRA %.

Do not need to restrict anyone from building and where on their property, as long as they follow City codes.

Chris McGann commented on lots and building prior to 2010.

The way its worded needs to be changed to go to planning board and be case by case.

Discussion followed

Daryl Lynaugh commented

David Waddell explained that the Planning Board does not have the powers to change things, can only make recommendations.

Mr. Myhre commented does that include pole barn or metal building.

More discussion on setbacks, impervious area, codes And Florida Statutes.

David Waddell read out loud the suggestions that they came up with and explained why.

Mark Hodges suggested sending it to the Attorney first

David Waddell made a motion to adjourn the meeting, Seconded by Greta Larson. Motion passed 3-0.

Meeting adjourned at 7:00PM

A handwritten signature in cursive script, appearing to read "Cery Logeman", written over a horizontal line.

Attested By: Town Clerk

Transcribed By: Cery Logeman

A handwritten signature in cursive script, appearing to read "M. J. Halpern", written over a horizontal line.

Approved By: Chair

Suggested Amendments to Sec. 34-235

e. All non-occupied accessory buildings shall not exceed the towns FAR%, including detached garages, workshops, pole barns, pump houses, carports, screen rooms, open gazebos, boathouses, or sheds.

Town of Inglis
Planning Commission
December 2, 2025
Town Hall Commission Room

Sue Sims called the meeting to order at 6pm

Time: 6:00pm

Prayer & Pledge

Roll Call:

Greta Larson(Present)

David Waddel(Present)

Scott Dumont(Present)

Sue Sims(Present)

Mark Hodges(Present)

Attorney Fugate(Present)

1. 2 Garden Mall: Sheryl Pirzer explained the reason this was brought to the Planning Commission. Michele Love and Steve Cascaddan, the property owners were present. Michele Love stated they have a big lot on the river, that there are 3 parcels. Built their house on one parcel of it and now want to build a carport 30x70x14 on the commercial parcel in order to store all of their toys. Steve showed picture of the property and the existing pad on the commercial parcel. Mark Hodges asked if pole barn was going to be built on tract 3 and house is on tract 1 and if there is a septic. Steve Cascaddan explained that septic and water is on the property. Discussion followed. Attorney Fugate asked the board if they were under the assumption that they could give permission for the building. The Planning board is not in the approval business; it is the building personal job. David Waddell assumed they were just deliberating on which form they needed to use. Attorney Fugate said if you read the response from North Central Florida Council and what was already concluded. The language is clear what is allowed and not allowed. Sue Sims said that they just need to give them direction. Mark Hodges suggested zoning change. Attorney Fugate commented that is what North Florida has suggested. Discussion followed. Steve Cascaddan commented that the commercial partial is worth a lot of money and commented on a variance.

Attorney Fugate commented that the town did what they were supposed to, went to NCFRPC, got their opinion, and was given their opinion on what needs to be done.

James Sparkman commented on Residential and Commercial zoning, the pitch of the building, and it needs to be changed.

Sheryl Pirzer commented, the building is not a carport it is a building.

Michele Love asked if they could ask for a Variance.

Attorney Fugate commented yes they could, but NCFRPC has already given their suggestions.

Discussion followed on Flood Issues and flood zone and elevation.

Attorney Fugate suggests giving them a copy of what NCFRPC suggests doing.

2. Land Development Regulations

Discussion on Sec.34-235 and what was decided at the workshop.

Attorney Fugate commented that the direction to them was to receive the recommended language change, they would put it as an Ordinance for the Regular Commission.

David Waddell read the way it is written now and read the simplified revision.

James Sparkman commented

Attorney Fugate's understanding it will be revised on all the Residential Sections.

Discussion followed

James Sparkman commented

Chris McGann commented

Daryl Lynaugh Commented

Robert Pitts commented

Discussion followed

Mark Hodges made a motion to adjourn the meeting, Seconded by Scott Dumont. Motion passed 5-0.

Meeting adjourned at 7:00PM



Attested By: Town Clerk



Approved By: Chair

Transcribed By: Cery Logeman

**NOTICE OF PUBLIC HEARING ON VARIANCE REQUEST
TO WHOM IT MAY CONCERN:**

PLEASE TAKE NOTICE that an application for a variance has been filed with the **TOWN OF INGLIS PLANNING COMMISSION** for the property located at:

- **Street Address:** 2 GARDEN MALL CT INGLIS, FL 34449

Legal Description/Parcel ID: 0307300000

03-17-16 0002.70 ACRES TRACT IN N1/2 OF SE1/4 APPROX 420 FT ON RIVER OR BOOK 1545 PAGE 769

- **Current Zoning District:** TRACT 1 ZONED C-1

**THE PURPOSE OF THE PUBLIC HEARING IS TO CONSIDER THE FOLLOWING SUBJECT
MATTER:**

The applicant, STEVEN CASCADDAN, is seeking a variance from the **TOWN OF INGLIS of Zoning Code/Ordinance** to allow for:

- **ROOF PITCH VARIANCE**

A copy of the application and supporting documents are on file in the Office of the **Town Clerk** at **135 HWY 40 W INGLIS, FL 34449** and may be examined during normal business hours, Monday-Thursday, 7:00 A.M. to 5:00 P.M.

PUBLIC HEARING DETAILS:

- **Date:** JANUARY 6, 2026
- **Time:** 6:00 P.M.
- **Location:** TOWN OF INGLIS COMMISSION ROOM, 135 HWY 40 W FLORIDA 34449

Any person interested in this application will have the opportunity to address the Board at the meeting. You may appear in person or be represented by an agent or attorney and present any comments or objections regarding the relief requested. Written comments or objections filed with before the hearing will also be considered. The public hearing may be continued from time to time as deemed necessary.

TOWN OF INGLIS

VARIANCE

PETITION

Name of Applicant(s): Steven Cascaddan, Michel Love

Address: #2 Garden Mall Ct

City, State, Zip Code: Inglis FL 34449

Telephone: 989-820-4042

Title Holder's Representative (Agent), if applicable: _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

A Variance is requested in conformity with the Land Development Regulations to permit a variance of Roof Pitch on the property described below, and in conformity with the site plan dated 11/13/25 permit.

LOCATION AND USE

Legal Description: See Tract 1 Boundary Survey 02/22/2022

Total acreage of land to be considered under this petition: Tract 1 .73ac Commercial

Future Land Use Plan Map Category: _____

Zoning District : _____

VARIANCE
PETITION

A previous petition for a variance:

☒ was made with respect to these premises, Petition No. _____

☐ was not made with respect to these premises.

I hereby certify that all of the above statements and the statements contained in any documents or plans submitted herewith are true and correct to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulation Administrator must be attached.

Steven Cascallan
Applicant/Agent Name (Type or Print Name)

Steven Cascallan
Applicant/Agent Signature

12/22/25
Date

FOR OFFICE USE ONLY

Date Filed: _____
Variance Petition No. _____
Fee Amount: _____
Receipt No.: _____
Date of Board of Adjustment Public Hearing: _____
Date Notice published: _____
Newspaper: _____
Board of Adjustment decision: _____
(Granted/Denied)

TOWN OF INGLIS
LAND DEVELOPMENT REGULATIONS AMENDMENT
APPLICATION

Application No. _____
(assigned by NCFRPC)

Name of Applicant(s): STEVEN CASCADDAN

Address: 2 GARDEN MALL CT

City, State, Zip Code: INGLIS FL 34449

Telephone: (989) 859-4303

Name of Applicant=s Agent (if applicable): _____

Address: _____

City, State, Zip Code: _____

Telephone: _____

Please complete the following for proposed amendments to the Official Zoning Atlas.
For amendments to the text of the Land Development Regulations, which do not require an
Official Zoning Atlas amendment, please omit responses to Part I and complete Part II of this
Application.

PART I

Legal Description: See tract 1 Boundary Survey
2/22/2022

Total acreage of land to be considered under this amendment: .73

Zoning District: _____

Present: _____

Requested: _____

Future Land Use Plan Map Category: _____

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

PART II

For amendments to the text of the Land Development Regulations, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

Roof pitch Variance.

APPLICATION FOR AMENDMENT
OF THE LAND DEVELOPMENT REGULATIONS

A previous application for amendment to the Land Development Regulations:

☒ was made with respect to these premises, Application No. 284

☐ was not made with respect to these premises.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulations Administrator must be attached.

Steven Cascaddan
Applicant/Agent Name (Type or Print)

Steven Cascaddan
Applicant/Agent Signature

12/22/25
Date

FOR OFFICE USE ONLY

Date Filed: _____
Application No: _____
Fee Amount: _____
Receipt No. _____
Date of Planning Commission Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) of Town Commission Public Hearing(s): (1) _____ (2) _____
Date(s) notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of Ordinance published: _____
Newspaper: _____
Town Commission decision: _____

TOWN OF INGLIS, FLORIDA

COMMERCIAL/INDUSTRIAL/PUBLIC INSTITUTIONAL

DEVELOPMENT ORDER PERMIT

Date: _____ PURPOSE OF PERMIT INSTALL METAL BUILDING
APPLICANTS NAME STEVEN CASCADDAN TEL# (989) 859-4303

ADDRESS 2 GARDEN MALL CT
PROPERTY OWNERS FIRM MYOB SOLUTIONS, LLC TEL# (989) 859-4303

ADDRESS _____
CONTRACTOR/FIRM ELITE OUTDOOR BUILDINGS, LLC TEL# (352) 507-0504
ADDRESS 14107 NW US HWY 19, CHIEFLAND FL 32626

LICENSE REQUIRED-CERTIFIED OR REGISTERED CONTRACTOR-MUST ALSO OF A TOWN OF INGLIS OCCUPATIONAL LICENSE.

PROPERTY ADDRESS: 2 GARDEN MALL CT, INGLIS FL 34449
SEC. 3 TP. 17 RG. 16 LOT. _____ BLK _____ PARCEL# 0307300000 ZONED C-1 Track 1

DENSITY/LOT AREA: TRACK 1

- 1) TOTAL SQUARE FEET OF PROPERTY 33,386
2) TOTAL SQ. FT. OF ALL EXISTING AND PROPOSED STRUCTURES 2,100
3) TOTAL SQ. FT. OF ALL IMPERVIOUS PARKING SURFACE 2,100
4) HIGHEST POINT OF STRUCTURES ABOVE GRADE 14'

THE TOTAL SQ. FT. OF ALL STRUCTURES AND IMPERVIOUS SOILS CANNOT EXCEED 50% OF LOT AND PROPERTY SIZE.

ZONING DEPARTMENT ONLY

DATE RECEIVED: _____ ZONED: _____ PERMIT/REFERENCE # _____

SWFWMD APPLICATION APPROVED: YES _____ NO _____ OTHER _____

SITE PLAN COMPLETE: YES _____ NO _____

FLOOD HAZARD AREA: YES _____ NO _____

ELEVATION CERTIFICATE REQUIRED: YES _____ NO _____

TREE REMOVAL PERMIT ISSUED: YES _____ NO _____

DENSITY INFORMATION COMPLETE: YES _____ NO _____

ALL PERMITS FEES PAID: YES _____ NO _____

RESTRICTIONS NOTED: _____

APPROVED: _____ DISAPPROVED: _____

TOWN CLERK: _____ DATE: _____

NOTE: COPIES OF THIS PERMIT MUST BE TAKEN TO LEVY COUNTY BUILDING DEPT. IF NEEDED AND LEVY COUNTY HEALTH DEPT. FOR SEPTIC PERMITS AS REQUIRED

State of FLORIDA

County of Levy

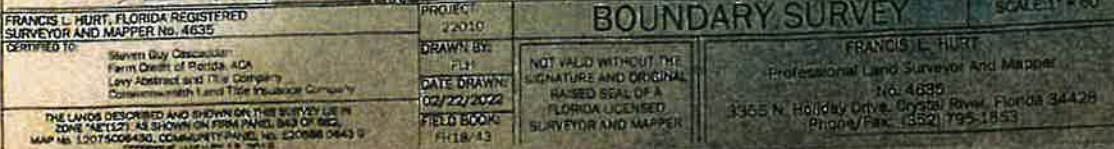
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of December, 2025 by Steven Cascaddan, who ☒ is personally known to me or ☐ produced a _____ as identification, regarding the attached instrument described as Town of Inglis Variance Petition and to whose signature this notarization applies.



Cery A. Logeman
notary public signature

Cery A. Logeman
notary public printed name

THE NORTHEAST CORNER OF THE
NORTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SECTION 3, TOWNSHIP 17 S.,
RANGE 10 E., 18W. CO. 4TH N.



APPLICABLE CODES AND STANDARDS

- 2023 FLORIDA BUILDING CODE (8TH EDITION)
- 2021 INTERNATIONAL BUILDING CODES ON BUILDINGS AND OTHER STRUCTURES
- 2021 INTERNATIONAL MECHANICAL AND PLUMBING CODES
- AISC STEEL CONSTRUCTION MANUAL (13TH EDITION)
- ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- IMS 412-16 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
- AWSD-11 STRUCTURAL WELDING

INSTALLATION NOTES AND SPECIFICATIONS

- MAXIMUM RISE: PITCH 4:12
- END WALL COLUMNS (EWC) AND GIRT WALL COLUMNS ARE IDENTICAL UNLESS NOTED OTHERWISE
- MEMBERS FOR METAL PANELS SHALL BE FASTENED DIRECTLY TO 16 GA HAT CHANNELS UNLESS NOTED OTHERWISE
- FASTENING SPACING ALONG RAFTERS OR PURLINS, AND PUSTS SHALL BE AS FOLLOWS: INTERIOR - 9" O.C.
- FASTENERS SHALL BE #12-14 x 3/4" SELF-DRILLING SCREWS (SDS) USE CONTROL SEAL WASHER WITH EXTERIOR FASTENERS APPLICABLE ONLY FOR MEAN ROOF HEIGHTS 20'-0" OR LESS AND ROOF SLOPES OF 12:12 (10 DEGREES) OR LESS. FASTENING REQUIREMENTS FOR OTHER ROOF HEIGHTS AND SLOPES SHALL BE DETERMINED BY THE MANUFACTURER OF THE FASTENERS.
- ALL METAL PANELS SHALL BE INSTALLED THROUGH THE INSULATION AND VAPOR BARRIER OF EACH Rafter OR Purlin.
- STANDARD GROUND ANCHORS (SOIL NAILS) CONSISTING OF 30" LONG 24 REBAR WITH WELDED NUT MAY BE USED IN SUITABLE SOILS AND WIND SPEEDS LESS THAN OR EQUAL TO 145 MPH.

DESIGN LOADS

WIND SPEED	15 PSF
LIVE LOAD	20 PSF
INDIVIDUAL WIND SPEED	100 MPH
ULTIMATE WIND SPEED	140 MPH
WIND EXPOSURE	B
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	OPEN
OCCUPANCY CLASSIFICATION	S-2

SPACING SPECIFICATIONS

RISK CATEGORY	WIND EXPOSURE CATEGORY	ULT WIND SPEED (MPH)	MAXIMUM WIND LOAD (PSF)	RAFTER/ROW POST SPACING (FT)	FASTENER SPACING O.C. FOR RAFTERS/PURLINS & PUSTS (IN)
II, III, IV	B, C, D	115-150	80-115	5	6
		151-160	117-139	4	6

- NOTES:
- SPECIFICATIONS APPLICABLE TO 26 OR 28 GA METAL PANELS FASTENED DIRECTLY TO 12 OR 14 O.C. STEEL BEAMS OR COLUMNS.
 - ALL FASTENERS SHALL BE 1/2" MIN. THICKNESS AND 1/4" MIN. DIA. UNLESS OTHERWISE NOTED.
 - ALL FASTENERS SHALL BE 1/2" MIN. THICKNESS AND 1/4" MIN. DIA. UNLESS OTHERWISE NOTED.
 - ALL FASTENERS SHALL BE 1/2" MIN. THICKNESS AND 1/4" MIN. DIA. UNLESS OTHERWISE NOTED.
 - ALL FASTENERS SHALL BE 1/2" MIN. THICKNESS AND 1/4" MIN. DIA. UNLESS OTHERWISE NOTED.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/17/2023	ISSUED FOR PERMIT

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LANE DR. LAKELAND, FL 33055
813.770.9470
TRANSCOVENGINEERING.COM

PROJECT: LOVE CAMPBELL

CLIENT: MICHEL LOVE
LOCATION: 2 GARDEN MALL CT. NOLAN, FL

GENERAL NOTES & SPECIFICATIONS

SCALE: AS NOTED
SHEET NO: S 1

OPEN METAL BUILDING
30FT WIDE x 70FT LONG x 14FT EAVE HT.

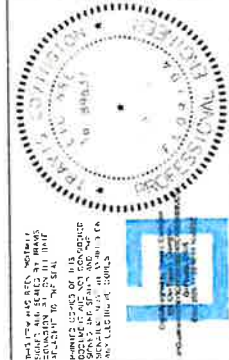


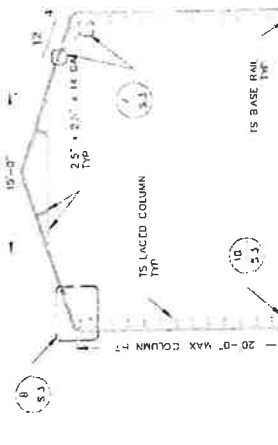
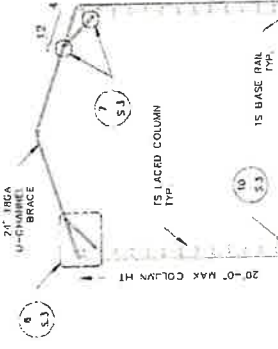
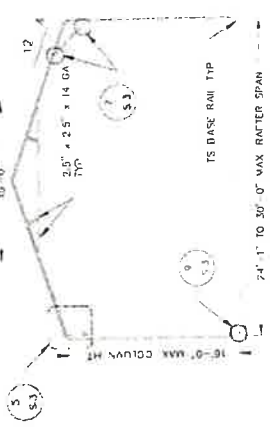
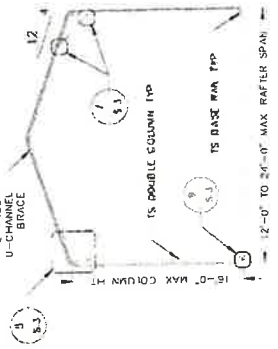
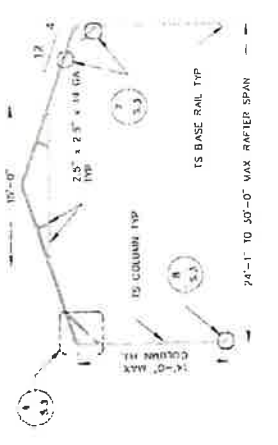
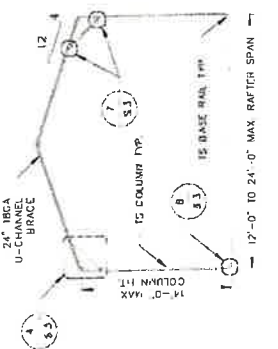
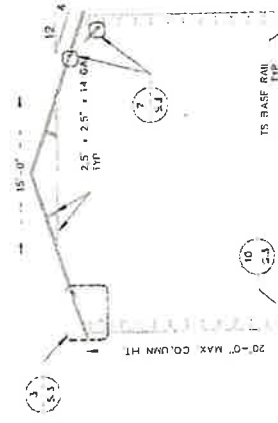
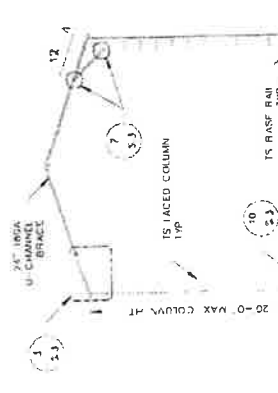
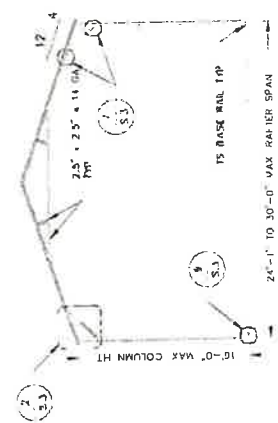
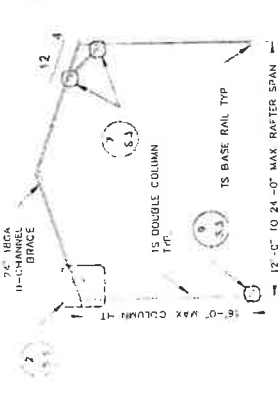
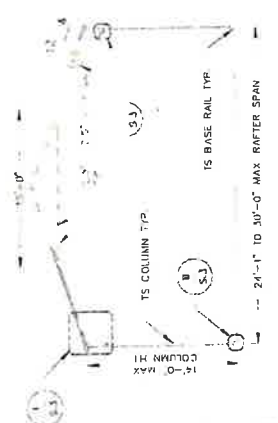
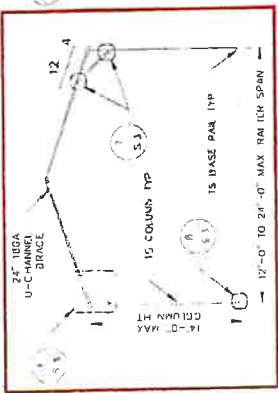
30'-0" MAX RAFTER SPAN

TYPICAL ELEVATION - BOX EAVE
SCALE: NTS

DRAWING INDEX

SHEET NO.	DESCRIPTION
S 1	GENERAL NOTES & SPECIFICATIONS
S 2	DOX/ROW LANE TYPICAL FRAMING SECTIONS
S 3	CONNECTION DETAILS (1 OF 2)
S 4	BASE RAIL & ANCHORAGE DETAILS
S 5	END WALL SIDE WALL & OPENING TYPICAL FRAMING
S 6	CONNECTION DETAILS (2 OF 2)
S 7	BOX EAVE LEAN-TO OPTIONS
S 8	FREE STANDING LEAN-TO OPTIONS
S 9	VERTICAL ROOF-SIDING OPTION
S 10	OPTIONAL CONCRETE STRIP FOOTING DETAILS
S 11	OPTIONAL METAL ANCHORAGE DETAILS





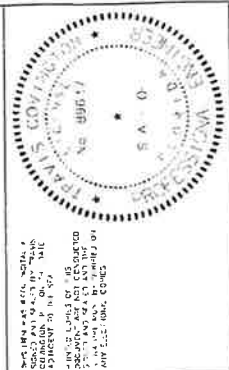
BOX EAVE FRAMING
SCALE: NTS

BOX EAVE FRAMING
SCALE: NTS

NO.	REVISIONS
1	ISSUED FOR PERMIT

COVINGTON ENGINEERING SERVICES
272 NW COUNTRY LANE DR. LAKE CITY, IL 30059
813.770.9470
INFO@COVINGTON-ENG.COM

PROJECT:	LOVE CARPORT	BOX/BOW EAVE TYPICAL FRAMING SECTIONS
CLIENT:	MICHEL LOVE	
LOCATION:	7 GARDEN MALL CT. INDUS. FL	
DWG. NO.	C118	AS NOTED
		SHEET NO:
		S 2



GENERAL NOTES

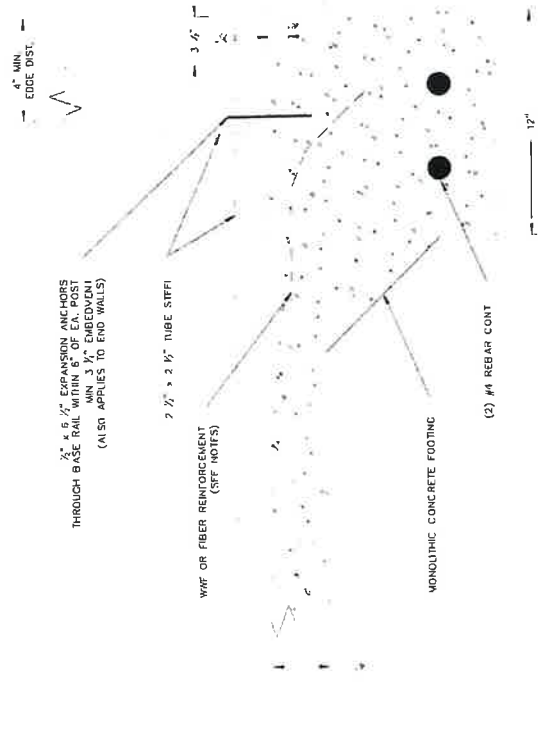
- 1. MINIMUM SOIL BEARING CAPACITY: 1500 PSF
- 2. CONCRETE STRENGTH: 3000 PSI @ 28 DAYS

REINFORCING STEEL NOTES

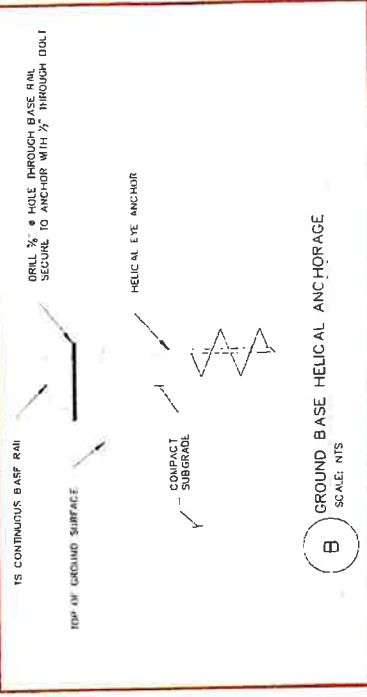
- 1. REBAR SHALL BE ASTM A615 GRADE 60
- 2. REBAR SHALL BE WELDED WIRE FABRIC PLUS ASTM A185 OR FIBERGLASS
- 3. CONCRETE COVER SHALL BE 3" WHERE CONCRETE IS EXPOSED TO SOIL OR WATER; 2" ELSEWHERE ELSE
- 4. REINFORCEMENT SHALL BE BENT WITHOUT HEATING; MINIMUM BEND LENGTH = 6 x BAR DIAMETER
- 5. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT

HELICAL ANCHOR NOTES

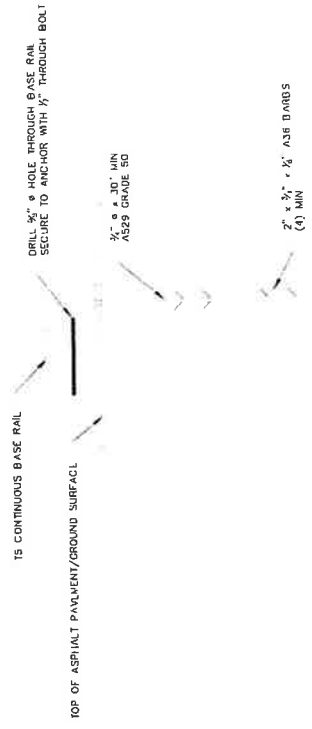
- 1. MINIMUM OF (2) 4" HELICES WITH 30" MIN. EMBEDMENT SHALL BE USED FOR THE FOLLOWING SOILS: VERY LOOSE TO LOOSE SANDS, LOOSE TO MEDIUM DENSE SANDS, LOOSE TO MEDIUM DENSE SILTS AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL AND VERY STIFF SILTS AND CLAYS
- 2. MINIMUM OF (2) 6" HELICES WITH 48" MIN. EMBEDMENT SHALL BE USED FOR THE FOLLOWING SOILS: LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS, AND ALLUVIAL
- 3. MINIMUM OF (2) 8" HELICES WITH 60" MIN. EMBEDMENT SHALL BE USED FOR THE FOLLOWING SOILS: VERY LOOSE TO MEDIUM DENSE SANDS AND FIRM TO STIFFER CLAYS AND SILTS



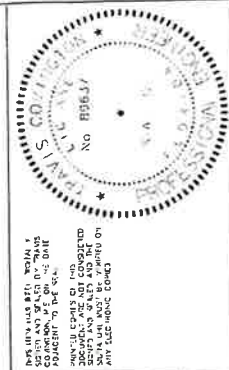
A BASE RAIL ANCHORAGE
CONCRETE MONOLITHIC SLAB
SCALE: NTS



B GROUND BASE HELICAL ANCHORAGE
SCALE: NTS



C ASPHALT BASE ANCHORAGE
(HP9 BARBED DRIVE ANCHOR)
SCALE: NTS



REVISIONS

NO.	DESCRIPTION	DATE

COVINGTON ENGINEERING SERVICES

212 NW COUNTRY LAKE DR. LANE CITY, FL 33095
813.770.9470
TRANSCOVENGINEERING.COM

PROJECT: LOVE CARPORT

CLIENT: MICHAEL LOYE
LOCATION: 2 GARDEN WALL CT. INGLIS, FL
JOB NO.: E118

BASE RAIL & ANCHORAGE DETAILS

SCALE: AS NOTED
SHEET NO. 54

12/4

30'-0" MAX RAFTER SPAN

TYPICAL BOX EAVE RAFTER END WALL FRAMING
SCALE: NTS

20'-0" MAX COLUMN HT

SPACING

MINIMUM SPACING OF RAFTERS = 11' SPACING OF RAFTERS
SPACING = 2'-0" FOR WOOD STUDS BETWEEN 110-140 WOOD
SPACING = 4'-0" FOR WOOD STUDS BETWEEN 140-180 WOOD

TYPICAL BOX EAVE RAFTER SIDE WALL FRAMING
SCALE: NTS

REVISIONS

DATE: 01/22/2019

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LANE DR. LANE CITY, TN 37055
615.770.9470
TRANS@COVINGENGINEERING.COM

PROJECT: LOVE CARPORT

CLIENT: MICHAEL LOVE

LOCATION: 2 GARDEN WALL CT. INCLIS, FL

JOB NO: E118

END WALL, SIDE WALL, &
OPENING TYPICAL FRAMING

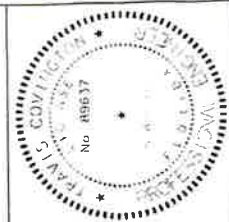
SCALE:

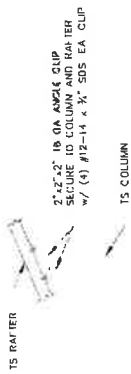
AS NOTED

SHEET NO:

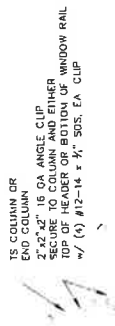
S 5

NOT FOR CONSTRUCTION
THIS DRAWING IS THE PROPERTY OF
COVINGTON ENGINEERING SERVICES
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ANY MEANS, ELECTRONIC OR MECHANICAL,
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ENGINEERING SERVICES.

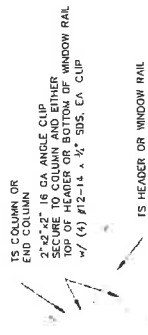




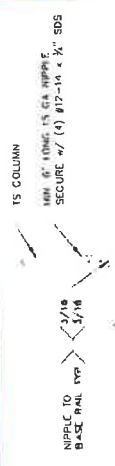
11 TYPICAL POST RAFTER CONNECTION
SCALE: NTS



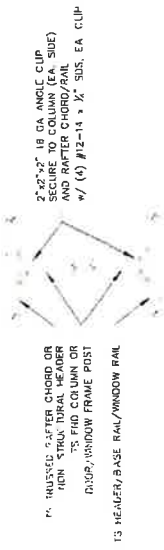
12A HEADER TO POST CONNECTION
SCALE: NTS



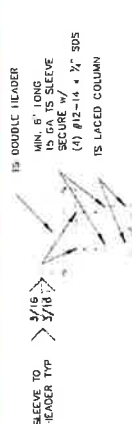
12B DOUBLE HEADER TO POST HORIZONTAL CONNECTION
SCALE: NTS



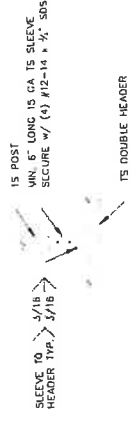
13 POST/BASE RAIL CONNECTION
SCALE: NTS



14 POST TO HEADER, BASE RAIL, OR WINDOW RAIL CONNECTION
SCALE: NTS



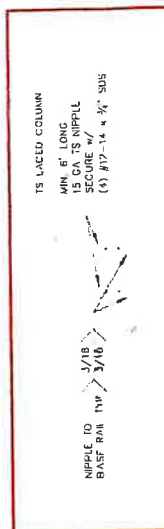
15 DOUBLE HEADER TO LACED COLUMN CONNECTION
SCALE: NTS



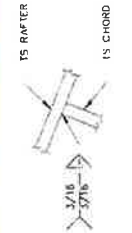
16 DOUBLE HEADER TO POST VERTICAL CONNECTION
SCALE: NTS



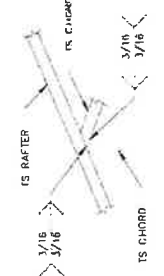
17 DOUBLE COLUMN TO BASE RAIL CONNECTION
SCALE: NTS



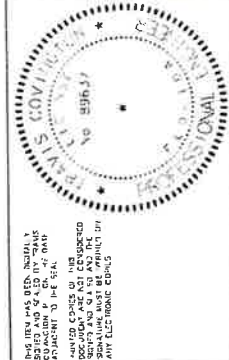
18 LACED COLUMN TO BASE RAIL CONNECTION
SCALE: NTS



19 RAFTER TO CHORD CONNECTION
SCALE: NTS

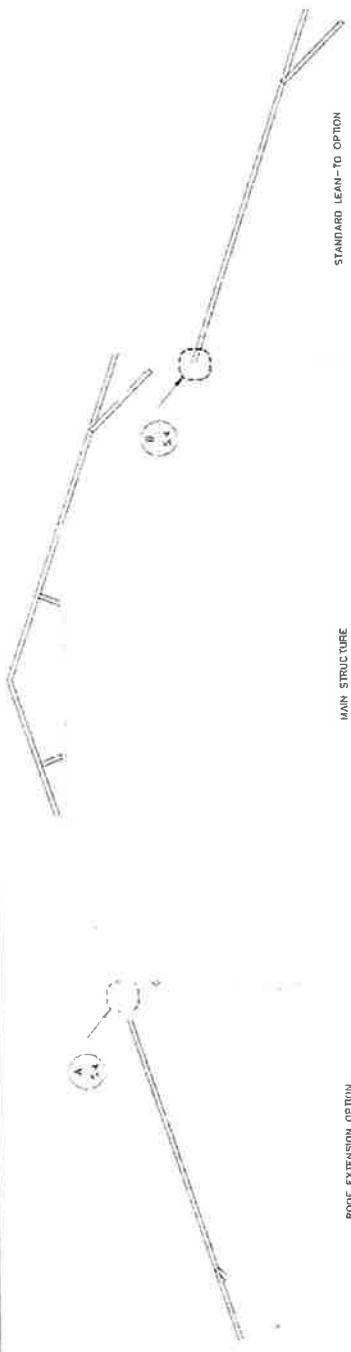


20 RAFTER TO CHORD CONNECTION
SCALE: NTS



REVISIONS		CONNECTION DETAILS (2 OF 2)	
NO.	DESCRIPTION	PROJECT: LOVE CARPORT	SHEET NO: 56
1	ISSUED FOR PERMIT	CLIENT: MICHEL LOVE	SCALE: AS NOTED
2		LOCATION: 77 GARDEN MALL CT, INGLIS, FL	
3		JOB NO: E118	

COVINGTON ENGINEERING SERVICES
272 NW COUNTRY LAKE DR, LAKE CITY, FL 32005
813.770.8170
INFO@COVINGTONENGINEERING.COM



STANDARD LEAN-TO OPTION

MAIN STRUCTURE

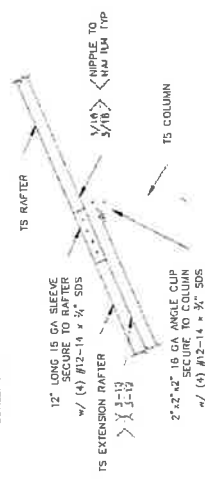
ROOF EXTENSION OPTION

12'-0" TO 16'-0" MAX LEAN-TO RAFTER SPAN

30'-0" MAX RAFTER SPAN

12'-0" TO 16'-0" MAX LEAN-TO RAFTER SPAN

TYPICAL BOX EAVE RAFTER LEAN-TO OPTIONS
SCALE: NTS



2'-0" x 2'-0" 16 GA ANGLE CLIP
SECURE TO POST AND RAFTER
w/ (4) #12-14 x 1/2" SDS, EA CLIP

IS RAFTER

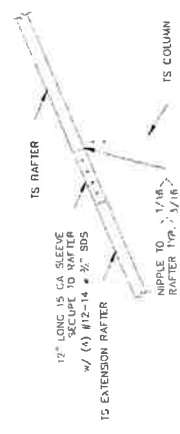
IS COLUMN

LEAN-TO RAFTER/COLUMN CONNECTION
RAFTER SPAN LESS THAN 12'-0"
SCALE: NTS

B1

SIDE EXTENSION RAFTER/POST CONNECTION
RAFTER SPAN BETWEEN 12'-0" AND 16'-0"
SCALE: NTS

A2



12" LONG 15 GA SLEEVE
SECURE TO RAFTER
w/ (4) #12-14 x 1/2" SDS

TS EXTENSION RAFTER

IS COLUMN

SIDE EXTENSION RAFTER/POST CONNECTION
RAFTER SPAN LESS THAN 12'-0"
SCALE: NTS

A1

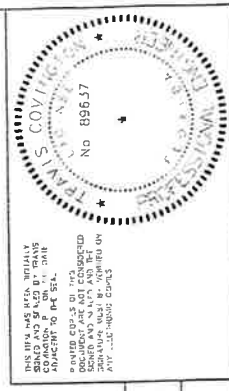
2'-0" x 2'-0" 16 GA ANGLE CLIP
SECURE TO POST AND RAFTER
w/ (4) #12-14 x 1/2" SDS, EA CLIP

IS DOUBLE RAFTER

IS COLUMN

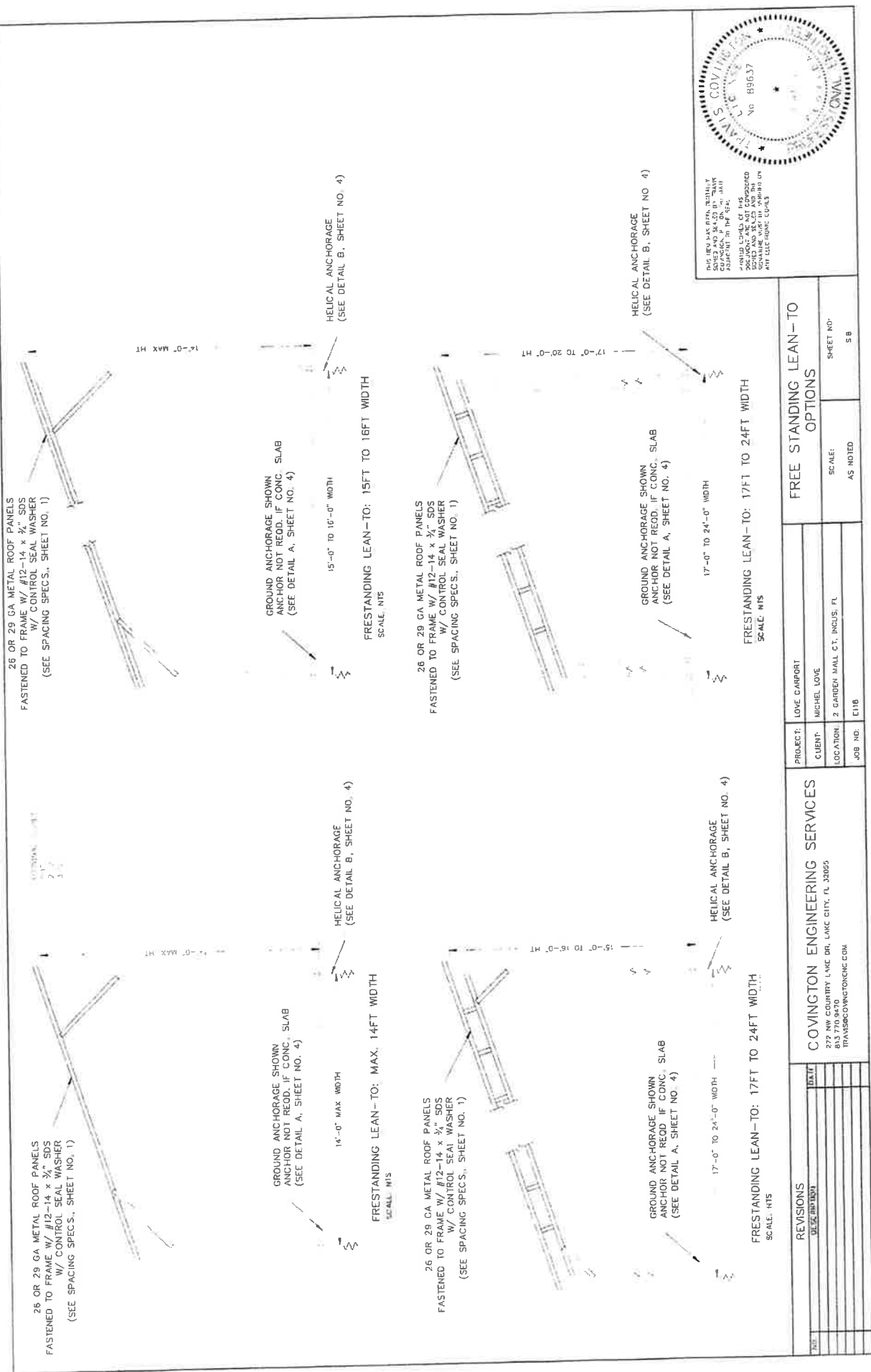
LEAN-TO RAFTER/COLUMN CONNECTION
RAFTER SPAN BETWEEN 12'-0" AND 16'-0"
SCALE: NTS

B2

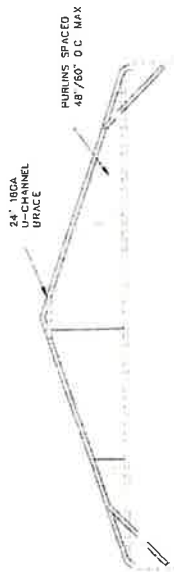


THIS SEAL HAS BEEN INITIALLY
ISSUED TO TRAVIS COVINGTON
ON 08/01/2010 BY THE BOARD
OF PROFESSIONAL ENGINEERS
IN THE STATE OF FLORIDA
NO. 89637
THIS SEAL IS VALID FOR THE
PRACTICE OF PROFESSIONAL
ENGINEERING IN THE STATE OF
FLORIDA ONLY. IT IS VOID
ANYWHERE ELSE.

REVISIONS		BOX EAVE LEAN-TO OPTIONS	
NO.	DESCRIPTION	SCALE	SHEET NO.
1		AS NOTED	S 7
COVINGTON ENGINEERING SERVICES		LOVE CARPORT	
272 NW COUNTRY LAKE DR, LAKE CITY, FL 33605		CLIENT: MICHEL LOVE	
813 770 6470		LOCATION: 2 GARDEN MALL CT, INGLIS, FL	
TRAVIS@COVINGTONENG.COM		JOB NO: E118	



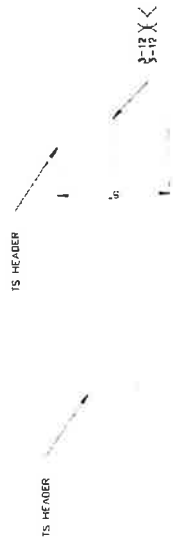
REVISIONS		COVINGTON ENGINEERING SERVICES		FREE STANDING LEAN-TO OPTIONS	
NO.	DATE	PROJECT:	LOVE CARPORT	SCALE:	SHEET NO.
		CLIENT:	MICHEL LOVE	AS NOTED	S B
		LOCATION:	2 GARDEN MALL CT, INGLIS FL		
		JOB NO:	C118		
		272 NW COUNTRY LAKE DR, LANE CITY, FL 32055			
		813 770 8470			
		TRANSCOVINGTON.COM			



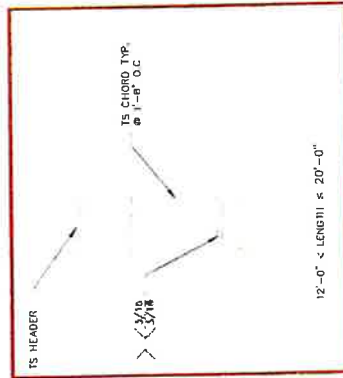
NOTES:

SIDEWALL COVER VARIES (SECURE TO FRAMING PER SIDING SPECS)
SPACING = 5'-0" FOR WIND SPEEDS BETWEEN 110 MPH AND 140 MPH
SPACING = 4'-0" FOR WIND SPEEDS BETWEEN 140 MPH AND 180 MPH
1 1/2" 18 GA HAT CHANNELS CAN BE USED IN LIEU OF TS FOR GIRTS

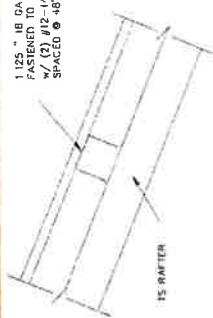
OPTIONAL GABLE END BOX EAVE FRAMING
SCALE 1" = 16' NT5



OPTIONAL GABLE END BOW EAVE FRAMING
SCALE: NTS



VERTICAL ROOF PANEL ATTACHMENT
SCALE: NTS



OPTIONAL SIDE WALL HEADERS
SCALE: NTS

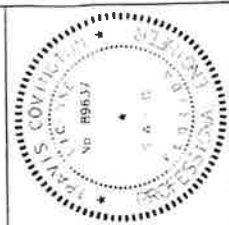
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COVINGTON ENGINEERING SERVICES
272 NW COUNTRY LAKE DR., LAKE CITY, FL 32055
813 370 9470
TRAVIS@COVINGTON-ENG.COM

PROJECT	LOVE CARPORT
CLIENT	NICHOL LOVE
LOCATION:	2 GARDEN WALL CT. INGLIS, FL
JOB NO.	C110

VERTICAL ROOF-SIDING OPTION

SCALE	SHEET NO
AS NOTED	59

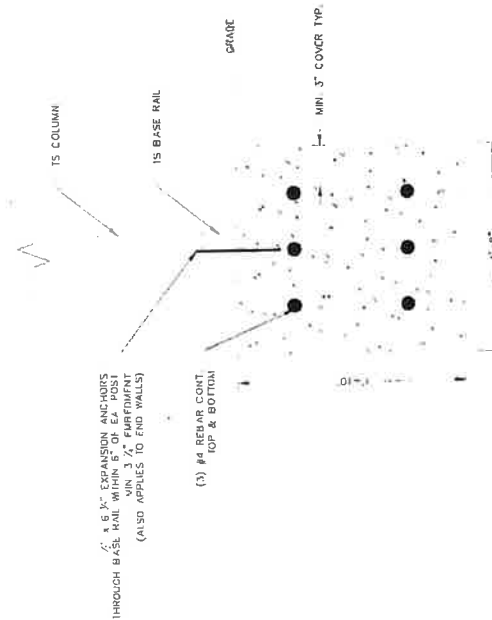
[illegible]

GENERAL NOTES

1. MINIMUM SOIL BEARING CAPACITY, 1500 PSF
2. CONCRETE STRENGTH, 3000 PSI @ 28 DAYS

REINFORCING STEEL NOTES

1. REBAR SHALL BE ASTM A615 GRADE 60
2. SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC PER ASTM A185 OR FIBERGLASS
3. CONCRETE COVER SHALL BE 3" WHERE CONCRETE IS EXPOSED TO SOIL OR WATER, 2" OTHERWISE
4. REBAR SHALL BE BENT WITHOUT SLATING, MINIMUM BEND LENGTH = 6 x BAR DIAMETER
5. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT



CONCRETE STRIP FOOTING DETAIL

SCALE: NTS

10'-0" MAX SPAN

1/2" x 1/2" EXPANSION ANCHORS

TS COLUMN TYP.

TS BASE RAIL TYP.

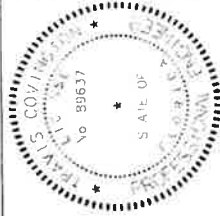
0'-6" TYP.

BASE RAIL LENGTH VARIES
FOOTING LENGTH VARIES

CONCRETE STRIP FOOTING PLAN

SCALE: NTS

THIS ITEM HAS BEEN SUBMITTED FOR REVIEW AND APPROVAL BY THE BOARD OF ENGINEERS, PROFESSIONAL ENGINEERING, P.E. NO. 89637, STATE OF FLORIDA. THE REVIEWER HAS REVIEWED THE SUBMITTAL AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BOARD OF ENGINEERS.



REVISIONS

NO.	DATE	DESCRIPTION
1	01/22/2018	ISSUED FOR PERMIT

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LANE DR. LAKE CITY, FL 32055
813.770.5470
TRANSCOVINGTONENGINE.COM

PROJECT: LOWE CARPORT

CLIENT: MICHEL LOVE

LOCATION: 2 GARDEN HALL CT, INDIAN FL

JOB NO: E118

OPTIONAL CONCRETE STRIP FOOTING DETAILS

SCALE: AS NOTED

SHEET NO: S10

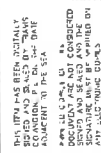
[illegible]

SCALE NTS



SCALE NTS

REVISIONS		COVINGTON ENGINEERING SERVICES		OPTIONAL HELICAL ANCHORAGE DETAILS	
DATE	DESCRIPTION	PROJECT:	LOVE CARPORT		
07-22-2013	1	CLIENT:	MICHEL LOVE		
		LOCATION:	2 GARUEN MALL C.T. INCLUS. FL	SCALE:	SHEET NO:
				AS NOTED	5 11
				JOB NO:	EN18
		272 NW COUNTRY LAKE DR, LAKE CITY, FL 32055			
		813 775-9670			
		TRANSSCOVINGTON.COM			



INGLIS LAND DEVELOPMENT REGULATIONS

- (1) It is the objective of the town commission and planning commission to foster the further development of the Town of Inglis in a style consistent with the historical nature of the community as it was in the period from 1900 to 1940. The historical nature of the town is best described as a small, southern, coastal community of relatively modest means, centered upon its own natural resources including fishing and lumber mill industries, as well as the surrounding cattle and phosphate mining industries. At that period of time the region was rural and agrarian in nature. Inglis served as a place of trade and social interaction for the fishermen, miners, sailors, lumbermen, farmers and their families living in the outlying areas and was a point of embarkation from the Port of Inglis.
 - a. While the architecture of the area is somewhat eclectic in nature, the dominant forms of residential architecture observed from that period are Southern Vernacular ("Cracker"), Craftsman, Bungalow, and to a lesser extent Spanish Revival. Some of the more affluent homes of that period were constructed in the Carpenter Gothic style with Queen Anne and Victorian influences typical of the period. From observation of remaining structures of the period and photographic records it is seen that the primary form of residential construction was wood frame using either natural wood finishes or monochromatic color schemes centering around the white, gray and beige/tan color ranges. Roofing materials ranged from 5-v-crimp "tin" metal panels to rolled roofing and tarpaper and on some residential structures asphaltic shingles.
 - b. The extant commercial structures from this time were constructed of masonry block, native stone and brick sometimes with frame porches. Many of the early, original commercial buildings have been destroyed and there are limited photographic records of these structures.
 - c. The overall theme of the area is, as stated above, a small southern coastal community of relatively modest means but rich in the local history of a town which has historically derived its existence as a port community and from its surrounding natural resources.
- (2) All new commercial development within the Town of Inglis shall comply with the following basic architectural elements. Compliance with the basic architectural elements of the town may be waived by the planning commission if the applicant can demonstrate to the planning commission that the proposed development activity is consistent with one of the preferred alternative styles.
 - a. The roofline must have a pitch or slope of no less than five feet of rise to 12 feet of span and a pitch or slope no greater than 12 feet of rise for every 12 feet of span.
 - b. The roof overhang at the eaves and gables must be at least 12 inches as measured along the underside of the slant of the roof.
 - c. A functional entry porch covering at least 50 percent of the horizontal length of the side of the building facing the road.
 - d. At least 50 percent of the non-glass, face of all new commercial buildings shall consist of wood, stone or masonry materials. This requirement applies to all sides of a building fronting a public road. Alternative materials other than the above listed materials may be used to enhance the facade of commercial structures if it is demonstrated by the developer that said alternative materials were consistent with the architectural elements or standards of the town and approved by the planning commission during concept plan review and/or preliminary development plan review.

TOWN OF INGLIS

PLANNING COMMISSION

Post Office Drawer 429
Inglis, Florida 34449
(904) 447-2203

VARIANCE DECISION

_____, A.D. 2026

At a meeting of the Inglis Planning Commission sitting on _____, 2026, beginning at _____ M. at the Town of Inglis Commission room to consider a variance request from _____ to allow a variance from the _____ to _____, the Planning Commission made the following findings.:

1. This variance request (did)(did not) require consideration of a variance of the flood prevention restrictions.

2. This variance request (was)(was not) based upon the unique (physical surroundings)(shape)(topographical condition) and/or (other physical or environmental condition) that is/are unique to the property involved. Accordingly, the Planning Commission (has)(has not) based its opinion on the effect of its decision on other properties of a similar nature.

3. The Planning Commission finds that the requested variance (does)(does not) meet the following requirements as set forth in Section 10.5.2:

a. There (are)(are not) practical or economic difficulties in carrying out the strict letter of the regulation because. _____

b. The variance (is)(is not) based exclusively upon a desire to reduce the cost of developing the site because _____

c. The proposed variance (will)(will not) diminish property values in, nor alter the essential character of, the area surrounding the site because _____

d. The effect of the proposed harmony (is)(is not) in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) of the Code because _____

THEREFORE, BASED UPON THE FOREGOING FINDINGS OF FACT, THE PLANNING COMMISSION OF THE TOWN OF INGLIS, FLORIDA, BY A VOTE OF _____ IN FAVOR OF THE MOTION AND _____ AGAINST THE MOTION VOTED TO (APPROVE)(DENY)(APPROVE THE VARIANCE, BUT LIMIT THE VARIANCE TO THE FOLLOWING: _____).

INGLIS PLANNING COMMISSION

Chairman(Vice Chairman)

WITNESS AND ATTEST BY _____, Secretary

Inglis Planning Commission Agenda Item Request:

The agenda request forms facilitate efficient conduct of Planning Commission meetings. All agenda request must be submitted to the Town Clerk no less than 5 business days prior to the date of the meeting requested.

Planning Commission agenda items are broken into two (2) categories, **Action Items** and **Discussion Topics**. An **Action Item** is a specific request for the Planning Commission to take an action. It must be something for which the Planning Commission is the appropriate jurisdiction and authority. A **Discussion Topic** would be any item that IS NOT an **Action Item** the individual wants to bring to the Planning Commission's attention.

I hereby request that the following item be added to the meeting agenda for the Inglis Planning Commission for the meeting date of Jan 6, 2026.
(Requested Date)

Requested by: Sheryl Pirzer Date of Request 12-31-25
(Print Name)

Telephone # where you can be reached: 352-855-2479

E-mail address if you have one: code.enforcement@townofinglis.org

This request is for: (Please check Appropriate Items and include appropriate information)

☒ **Action Item** to request the Planning Commission to: (Include a brief description of the action desired. Please note that this description is for agenda planning only and WILL NOT satisfy any application or submittal requirements of the Inglis Land Development Code.)

Short Description of Action Requested:

Approve a 30x70 Garage @ 116 Mary St.

☒ Applications for this action were submitted on 12-5-25.
(Date Application Submitted)

☐ **Discussion topic only:** Discussion topics are limited to 10 minutes for the individual making the request to address the Planning Commission, and a total of 10 minutes for discussion from the Commissioners and the floor. Therefore, it is suggested that printed materials be provided in advance of the meeting. Discussion topics will follow all other business on the meeting's agenda.

Short Description of Discussion Topic:

☒ Printed materials were provided to Town Clerk.



Town of Inglis

135 Hwy 40 W.
Inglis, FL. 34449
(352) 447-2203 Ext. 105
Permits_zone@townofinglis.org

301

ZONING APPROVAL APPLICATION

PURPOSE: Garage
APPLICANTS NAME: John Reardon TELEPHONE: 919 880 4924
MAILING ADDRESS: 116 Many St
ACTUAL LOCATION: _____
SIZE: 30' x 70' ELECTRIC (Y/N) N WATER (Y/N) N
Applicant signature: John Reardon Date: 12-5-2025

IF LOCATED IN A FLOOD ZONE, STRUCTURE MAY REQUIRE PROPER FLOOD PROOFING. ALL STRUCTURES SHOULD BE TIED DOWN BY ANY ACCEPTABLE ANCHORING SYSTEM.
ALL STRUCTURES SHALL BE INSPECTED BY THE TOWN BUILDING/ZONING OFFICIAL.
ELECTRICAL AND PLUMBING PERMITS WILL BE PERMITTED SEPARATELY.

Building & Zoning Department only

DATE RECEIVED _____	ZONED _____	PERMIT NUMBER _____
FLOOD ZONE: YES ☐ NO ☐	TOTAL SQUARE FOOT _____	SITE PLAN COMPLETED: YES ☐ NO ☐
FLOOD DISCLAIMER SIGNED: YES ☐ NO ☐		
INSPECTION INFORMATION DATE: _____		
ELEVATION CERTIFICATE ATTACHED: YES ☐ NO ☐		
PARCEL NUMBER: _____	APPROVE: _____ DISAPPROVE: _____	
BUILDING/ZONING OFFICIAL: _____ DATE: _____		

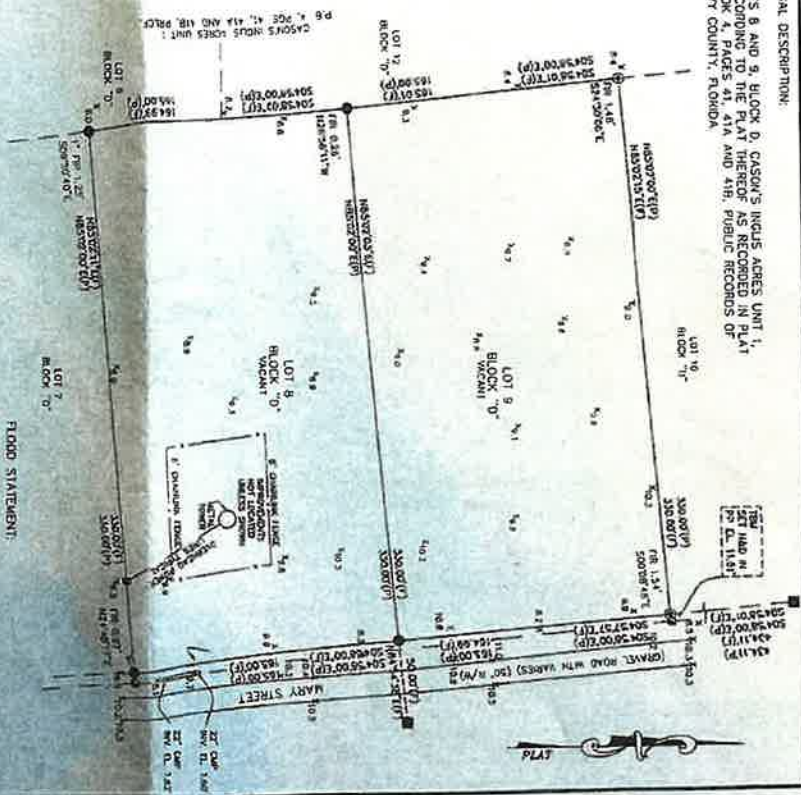
Code Enforcement Officer

[Signature]

Date:

12-5-25

LEGAL DESCRIPTION:
 LOTS 8 AND 9, BLOCK 9, CASON'S INGLIS ACRES UNIT 1,
 BOUNDARY SURVEY, AS RECORDED IN PLAT
 BOOK 41, PAGE 414, AND 418, PUBLIC RECORDS OF
 LEVY COUNTY, FLORIDA.



LEGEND:
 (1) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (2) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (3) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (4) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (5) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (6) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (7) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (8) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (9) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (10) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (11) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (12) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (13) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (14) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (15) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (16) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (17) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (18) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (19) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (20) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
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 (22) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
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 (26) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
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 (37) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (38) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (39) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (40) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (41) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (42) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (43) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (44) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (45) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (46) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
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 (49) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
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 (98) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (99) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA
 (100) 1/4 SECTION 36, TOWNSHIP 17 N, RANGE 11 E, LEVY COUNTY, FLORIDA

GRAPHIC SCALE
 1 inch = 50 feet

Walter L. Hight, Jr., Surveyor
 11/23/21
 This Survey Map and Report of the copies thereof are
 not valid without the original signature and seal of a
 Florida Licensed Surveyor and Mapper.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
 JOHN AND VERONICA REARDON

Levy County, Florida
 11/23/21
 11/23/21

FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone
 AE with a base flood elevation of 12.0 feet NAVD 88, per
 the Flood Insurance Study for the area, dated 12/01/00, and
 effective date 01-18-2015.

SURVEYOR'S NOTES:

1. The bearings shown hereon are based on the plat of
 CASON'S INGLIS ACRES UNIT 1, as recorded in Plat Book
 41, Pages 414, 418, and 419, with the west right of way
 line of MARY STREET bearing S 04°58'00" E.
2. This survey is not intended to locate any underground
 foundations, underground encroachments or encroaching
 structures, including utility lines, except as shown.
 Additional sub-surface utilities or structures may exist,
 3. No instrument of record reflecting payments, rights of
 way and/or easements were furnished to the surveyor
 except as shown hereon. No title opinion is expressed or
 implied.
4. The land bound by this survey may be subject to other
 recorded or unrecorded easements, right of way,
 covenants, restrictions and reservations other than
 those shown hereon.
5. The elevations shown hereon are based on NAVD 88
 and referenced to NGS benchmark LEV 1, elevation 10.98
 feet NAVD.

Gulfwest Surveying, Inc.
 Professional Surveyors and Mappers
 4410 N. Green Bay Lane
 Gulf Breeze, Florida 32563
 Ph: 325.261.1252 Fax: 325.261.1253



Garage

30'W x 70'L x 13'H

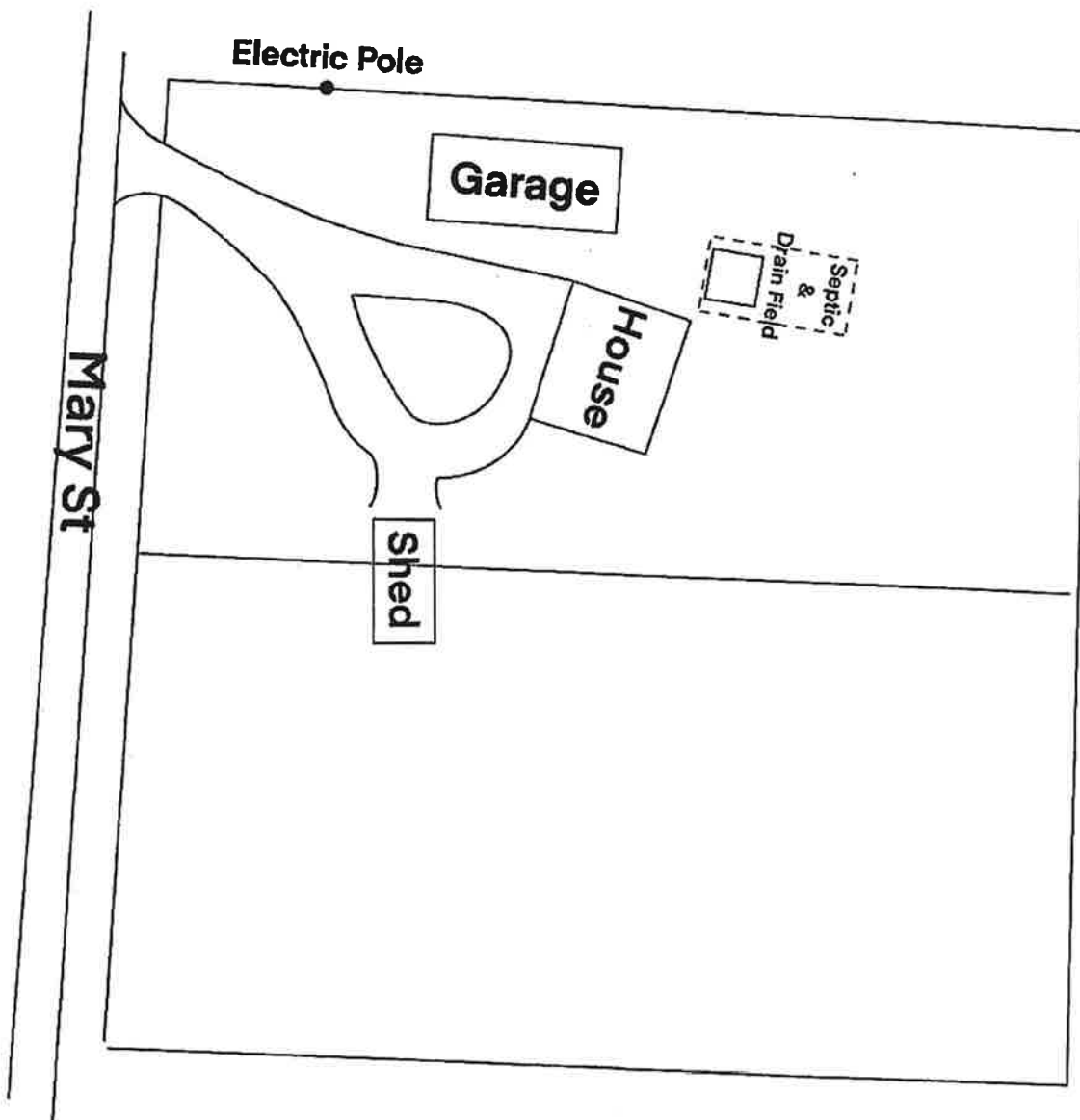
*Price	-	\$25,940.00
Tax	7.0%	\$1,815.80
Total	-	\$27,755.80
Deposit	16%	\$4,150.40
**Balance	-	\$23,605.40

*Price Good thru Month End & Includes:
 Delivery, Installation & Anchoring on
 Customer Provided Cleared & Level Site
 Deposit at Time of Purchase

**Balance Upon Scheduled/Completion

Quote Date - Fri 12/12/2025
 Customer Name - John Reardon
 Phone Number - (919) 880-4924
 Address - 116 Mary St.
 City, State, Zip - Ingles, FL 34449
 Email - JLRContracting@msn.com

SB Sheds & Carports Nick DeNapoli
 1880 NW US HWY 19 NickD111@yahoo.com
 Crystal River, FL 34428 (352) 620-4470 - CELL



Permit #: 301
Permit Date: 12/05/25
Permit Type: Building
Project Type: Garages
Class: Residential
Applicant Name: JOHN REARDON
Applicant Address: 116 MARY ST
Applicant City, State, Zip: INGLIS,FLORIDA.34449
Applicant Phone: 9198804924
Applicant Email: JLRCONTRACTING@MSM.COM
Project Description: INSTALL A 30X70 GARAGE
Project Cost: 45000
Square Feet: 0
Acreage: 0
Contract Price/Value: 45000
Issued Date:
Status: Pending
Assigned To: Danny Bass

Property

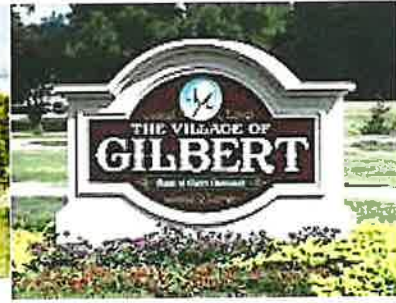
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
3416161254700000	116 MARY ST	34-16-16 CASONS INGLIS ACRES UNIT 1 BLK D LOT 8	REARDON JOHN REARDON VERONICA		

Fees

Fee	Description	Notes	Amount
Work shop/ Garage			\$50.00
Zoning Fee			\$50.00
State Fee	1.5% of all general fees		\$1.50
Total			\$101.50

Uploaded Files

Date	File Name
12/15/2025	29912625-20251215105732.pdf
12/15/2025	29912615-20251215105723.pdf
12/15/2025	29912467-IMG_0568.jpeg



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