



**Town of Inglis  
Planning Commission Meeting Agenda  
Inglis Town Hall  
April 7, 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,  
Sabine Taylor, Sue Sims.  
Attorney Fugate**

**Planning Commission Agenda**

1. Land Development Regulations discussion from Regular Commission
2. Addition for MYOB Solutions LLC: Steve Cascaddan & Michel Love
3. Approve structure at Maguires Sports Bar: Code Enforcement Officer

**Discussion  
Adjourn**

**Town of Inglis  
Planning Commission  
March 3, 2026  
Town Hall Commission Room**

Sue Sims called the meeting to order at 6pm

Time: 6:00pm

Prayer & Pledge

Roll Call:

Greta Larson(Present)

Sabine Taylor(Present)

Scott Dumont(Absent)

Sue Sims(Present)

Mark Hodges(Present)

Attorney Fugate(Present)

**Agenda**

1. 2 Garden Mall discussion on the pitch variance to 1:12 review and discussion,

Sabine Taylor commented on the plans that were submitted and the permit.

The permit had been voided

Sabine Taylor commented that he needs to go through the land development process. Zoning.

Attorney N Fugate commented that it was not necessarily so, a couple of things, the roof pitch, it is a Florida Building Code matter not a town matter. Florida building code will determine what is the appropriate roof pitch.

Discussion followed

Mark Hodges asked if there was any more comments.

Sue Sims asked if he needed to reapply.

Sheryl Pirzer explained to Steve Cascaddan that he has to reapply with all the correct information.

2. RV's and Campers:

Mark Hodges commented that it should be tabled.

Sheryl Pirzer commented that she helped Isaac with the documents and that Isaac wanted to adopt the Horseshoe Beach ordinance.

Mark Hodges commented on the zoning.

Sabine Taylor commented that she went to Steinhatchee and to Suwannee.

In Suwannee, she spoke to Code Enforcement guy, Leon Wright and his experience with people living in RV's full time. He offered to come to Inglis and speak on it.

Mark Hodges commented on Inglis not having a police department and we pay Levy County Sheriff's to deal with all the problems, he believes that if you allow two RV's on any property wherever you want, you are going to have more problems and pay more to the Sheriff's office to deal with it.

Sabine Taylor commented on city and county rules.

Sabine Taylor commented on Robert Spaanstra letter.

Sabine Taylor commented on the Tax base and milage rate  
Great Larson commented on having a storm and nothing holding them down.  
Sue Sims we need more people, like Leon Wright to have a discussion.  
Attorney N Fugate asked if this was referred to the Planning Comm. by the Reg Commission, will need to take a vote.  
Sue Sims we do not have anything to send back to the Regular Commission,  
Is there a motion on RVs' and campers on residential property within city limits that we recommend no change.  
**Greta Larson made a motion that the Planning Commission recommends no change, Mark Hodges second the motion, Passed 4-0.**  
Attorney N Fugate commented on the State Law regarding RV's for Storm damage.

3. Land development regulations discussion: Sabine Taylor started the discussion from the workshop in regard to making decision on size limit based on ISR.  
Discussion on 20 and 25 percent.  
Sue Sims commented on adopting somebody else's, her research was at 30-35 percent, which was most of the feedback.  
Sue Sims commented on lot sizes, difficult to define and hard to figure out in order for it to fair for everybody.  
Mark Hodges commented, how big of building is going to be allowed, How many outbuildings will be allowed.  
Discussion followed  
James Sparkman commented on lot sizes and 150 ft of road frontage.  
Chris McGann commented on agreeing with the 30-35 ISR, which does not need any bigger than a 30x40 building.  
Sue Sims commented that we really need more time to make a decision, need more information but it is up to everyone.  
Chris McGann commented, this has been going on for years and a lot of residents want answers.  
Mark hodges commented that we need to come up with a number and stop putting it off.  
James Sparkman commented on running a business on a residential piece of property.  
Height of building discussion  
Wind zone discussion  
Mark Hodges suggested tabling discussion since they cannot all agree.  
Chris McGann commented that you have all the numbers and if you table it, it will be at another month and then to the Reg. Commission and it will be another month.  
Sue Sims commented that if the three agree on something then she will just go with what they decide.  
Sheryl Pirzer commented on people want to be able to build on their property, people are requesting bigger things, people have shrimp boats, recreational vehicles. People are asking for larger buildings or pole barns. Permits are pending for large buildings.

More Discussion

Sabine Taylor made a motion to have a ISR of 35%. Maximum limit of one accessory building 1200 sq ft plus one 200 sq ft storage shed or 50% of the primary residence and maximum height to the peak of 20ft. Discussion followed. Marl Hodges second the motion.

Sabine Taylor restated the motion for Sec 34-234 and other locations, a 35% ISR accessory dwelling up to 1200 sq ft. limited to one per a parcel or 50% of a primary residence, plus a 200 sq ft storage shed, the height to not exceed 20 ft. at the peak. No discussion Mark Hodges second the motion, Passed 4-0.

- 4. Review permit schedule fees: Sheryl Pirzer requested this agenda item to be tabled.
- 5. Temporary Storage Containers discussion, Chris McGann there is not any requirements written for storage containers.

Mark Hodges said these are temporary buildings, and should have a permit for x amount of days and be mobile.

Chris McGann is asking for rules and regulations.

Discussion

Attorney N. Fugate commented that the commission needs to look at Sec. 34-285 in regard to portable buildings.

Mark Hodges suggested taking the time to look it over and table it.

Sue Sims asked Sheryl Pirzer for her input

Mark Hodges asked if Sheryl is asking for a residential restriction on temporary storage containers. Does commercial also need to be included.

Attorney Fugate commented that Section 34-285 prohibits portable buildings and structures.

Discussion

Mark Hodges made a motion to adjourn the meeting, Seconded by Sabine Taylor. Motion passed 4-0.

Meeting adjourned at 7:21PM



Attested By: Town Clerk



Approved By: Chair

Transcribed By: Cery Logeman

Town of Inglis  
Hearing and  
Regular Commission Meeting Minutes  
March 10, 2026  
Town Hall Commission Room

Started at 6:00pm

Prayer & Pledge

Roll Call:

Mayor Young Present

Commissioner Brodhead Present

Commissioner Parnell Present

Commissioner Ahern Absent

Commissioner Lynaugh Present

Commissioner

Attorney B. Fugate Present

**Public Hearing**

1. a. Ordinance 01-26 Commissioner Brodhead read Ordinance Title  
Public comment: Steve Camper commented people affording the increase  
No Further Discussion

**Commissioner Brodhead made a call for a vote on First reading of Ordinance 01-26, Passed 3-0.**

**Motion to Adopt Consent Agenda**

**Commissioner Lynaugh made a motion to adopt consent agenda seconded by Commissioner Brodhead, Passed 3-0.**

**Motion to Adopt Agenda as Written**

**Commissioner Lynaugh made a motion to adopt agenda as written, Commissioner Parnell second the motion, Passed 3-0**

**Regular Agenda**

**2. Old Business**

- a. Nominate and appoint commissioner to fill vacant seat until April 28, 2026: Deborah LaClair introduced herself.

**Commissioner Lynaugh made a motion to appoint Deborah LaClair, Commissioner Brodhead second the motion, Passed 3-0**

Attorney B. Fugate swore in Deborah LaClair

Commissioner Brodhead suggested on appointing Deborah into a position, recommending the Water Department.

Commissioner Lynaugh suggested Budget And Finance with her background

Commissioner Parnell agrees with Commissioner Lynaugh on the Budget and Finance position with her background

**Commissioner Lynaugh made a motion to appoint Deborah LaClair to the Budget And Finance position for the next two months, Commissioner Parnell second the motion, Passed 3-0**

- b. Review recommendation from Planning commission amending the Residential Sections of the Land Development Regulations: Sue Sims got up and commented on Sec.34-234, Accessory Buildings. Commissioner Brodhead commented on the size of his house and the size of a storage building that he would be allowed on his property. Impervious Surface Ratio was discussed Sabine Taylor got up and explained the recommendations. Sue Sims commented on being rushed through the recommendation and it should be critiqued. Trying to make it fair to everyone. Attorney B. Fugate asked for verification on the recommendation Mayor Young asked why we are even adding an ISR to the Residential and read part of Sec. 34-234 People should be allowed to build what fits for them, as long as they meet the setbacks. Sue Sims commented on drainage. Mayor Young commented on not putting restrictions on size limits to restrict the residents. Sue Sims commented on people who need to come to the workshops. Commissioner Brodhead commented that he agrees with the Mayor and not make more restrictions on People. Attorney B. Fugate commented that the planning commission is making a recommendation and the Regular Commission can take out what they don't want. Discussion on the height, ISR and Flood Plan. Commissioner Brodhead suggests going with the 35% ISR and should be documented, take out the Other limitations. Regular Commission is sending back to Planning Commission.

**1. New Business:**

- a. Masonic Lodge donation: Commissioner Parnell asked the rep from the Masonic Lodge to come up, John Wampler, Inglis Masonic Lodge #324, brought up boxes of stuffed animals, he commented that

some of them would also go to the Levy county sheriff's Department. Fire Chief Steadman McLean from the Inglis Fire Rescue came up and received the boxes of stuffed animals.

- b. Appointment of Code Enforcement board member:

**Commissioner Lynaugh made a motion to appointment John Reardon to the Code Enforcement Board, Commissioner Parnell second the motion, Passed 4-0.**

Attorney B Fugate commented that he will be sworn in at the next Code enforcement board meeting.

- c. IRC request for funds: Chris McGann explained why they were requesting the funds. Requesting about \$1000.00. Flags, door hangers, decorations to decorate by the Christmas tree, wreath for out by the Veteran memorial, etc.

Mayor Young suggested staggering the 250<sup>th</sup> anniversary flags with the American flags on the poles.

Commissioner Lynaugh commented on other expenses,\$2000.00 expendables.

Commissioner Lynaugh is requesting from the board,\$2450.00 to allocate the extra for the centennial year.

**Commissioner Lynaugh made a motion that the commission allocate \$2450.00 to cover the expenses for the 250<sup>th</sup> celebrations, Commissioner Parnell second the motion,**

Sue Sims commented

Betsy Webb commented

John and Veronica Reardon commented on talking to the Amvets post groups for donations.

Greg Sanden commented on Scooter Haven wanting to donate to the town.

Chris McGann commented on the fund raiser.

Attorney B Fugate commented on the commission approving the \$2450.00 and where it is coming from, a line item or a budget amendment.

**The motion for the commission to allocate \$2450.00 to cover the expenses for the 250<sup>th</sup> celebrations passed 4-0.**

- d. Request from Shawnette Cain and Steve Camper to direct NFRPC to do text amendments:

Shawnette came up and explained why they were there.

Attorney B. Fugate explained further that they had been before the planning commission and that it was recommended to come before the Regular Commission.

**Commissioner Brodhead made a motion to direct North Central Florida Regional Planning Council to carry on with the change, Commissioner Lynaugh second the motion.**

Tyler French commented on what they discussed at the Planning Commission meeting and his recommendation in regard to Special Exceptions and future use, Instead of the Text Amendments

Shawnette Cain asked for verification on the Special Exception.

Attorney B. Fugate explained the difference between Special Exception and Special Exemption.

Tyler French commented on Sec. 34-800 Special Exception procedures, and PI.

Betsy Webb commented in favor of the Special Exception

Sue Sims wanted clarity on the language of the Special Exception requirements.

Shawnette asked for clarification on Special Exception, can it stay a special exception regarding the office space.

Veronica Reardon commented that allowing it would help overall, in favor of the Special Exception.

Sue Sims explained why it was recommended by NCFRPC to C1 in the first place, Shawnette and Steve did not really want that nor did surrounding neighbors. So Sandra recommended going to the Regular Commission.

Attorney B Fugate gave a run down on what was requested from the beginning until now.

Attorney B. Fugate, since the surrounding neighbors did not want commercial, there's two options, Create the new zone or simpler way, allow Ordinance for Special Exception.

Commissioner Brodhead asked Shawnette which way they really wanted to go.

Shawnette commented that her concern is future use for her daughter doing business as a real estate office.

Mayor Young questioned, does it open it to other properties zoned PI.

Discussion on more PI zoned buildings

Attorney B. Fugate will write it up and send it to Sandra Joseph at NCFRPC

Commissioner Brodhead amended the motion and the second.

**Commissioner Brodhead made a motion to add Professional Office space as a Special Exception under the PI land development designation, Commissioner LaClair second the motion, Passed 4-0**

**Department Reports by Commissioners:**

Commissioner Lynaugh gave an update on Budget & Finance

Commissioner Parnell gave Police and Fire reports

Commissioner Brodhead gave update report on water operations

Commissioner Lynaugh gave an update on Health, Welfare & Rec.

Commissioner Lynaugh gave report on Code Enforcement

Commissioner Brodhead gave report on Animal Control, Veronica Reardon commented on Feral cats

**Public Comment:**

Chris McGann commented on a Pancakes for Paws event coming up

Fire Chief McLean gave an update on several grants that the Fire Department has applied for and received, and what was purchased with the grants.

Promotion of Clarence Williams to Captain and his accomplishments.

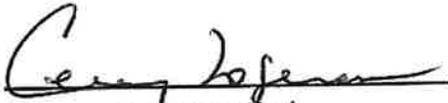
Commented on AED Defibrillators

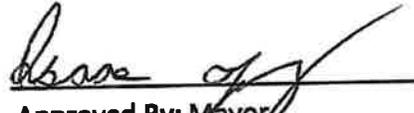
Update on the roster

John Reardon thanked Fire Chief for his presentation at the Amvets post.

Mayor Young invited Jaison Benoit from Savinacious LLC up to talk and give an update on the grants on which we are currently working. Jaison Benoit introduced himself and his associate, Jessie Sellers. Gave an update on the plans going forward. Two HMGP Elevations that are in the process of being approved. Town Clerk commented on upcoming election and qualifying.

Commissioner Brodhead made motion to adjourn, Commissioner Lynaugh second the motion, Passed 4-0  
Adjourned at 8:05pm

  
Attested By: Town Clerk

  
Approved By: Mayor

Transcribed By: Cery Logeman

Addition to use requirements for Sec. 34-234 and other residence locations

Proposed as g. under (1)

Detached garages, workshops, pole barns, pump houses, carports, screen rooms, open gazebos, and boathouses shall be permitted and not be less than ten feet from the property line.

The total of these buildings shall not exceed 35% of the property total square footage.

Purpose: To clarify and simplify these building requirements under the residence district and to comply with the ORIGINAL intent of the ordinance of the town of Inglis.

---

## Sec. 34-234. Use requirements for a residence district, RC-1.

Within a residence-conservation RC-1 district, as shown on the zoning map of the town, the following use provisions shall apply:

- (1) *Uses permitted.* The following uses are permitted in the RC-1 residence-conservation district:
  - a. Detached single dwellings, provided that such dwellings are traditional standard construction, manufactured homes, or manufactured buildings, provided that applications for permits for manufactured buildings must be accompanied by the following documents:
    1. Certificate of origin from the manufacturer of the home with a warranty against defects in materials, workmanship, electrical, plumbing, mechanical, and roofing for one year from the date of the local certificate of occupancy; and
    2. Statement from a state licensed architect, engineer, or building official at the point of origin that each modular section was inspected during stages of construction and is in compliance with the standard building, housing, electrical, plumbing, mechanical (H.A.R.V.), gas, and model energy codes.
  - b. Public parks, used for passive recreation activities.
  - c. Signs in accordance with and as permitted by the sign regulations in article IX of this chapter.
  - d. Noncommercial detached greenhouses, provided the size shall be not more than 15 percent of the living area of the home and that the detached greenhouse shall be in the rear yard and shall be not less than ten feet from any property line.
  - e. One accessory building, not to exceed 200 square feet in area, shall be permitted only in a rear or side yard and shall be not less than ten feet from the property line, provided that such accessory buildings shall be defined as detached utility or storage sheds, and shall specifically not include detached garages, workshops, pole barns, pump houses, carports, screen rooms, open gazebos or boathouses.
  - f. One accessory apartment unit, of the construction types permitted for principal structures in the R-1 zoning classification, not exceeding 600 square feet, which shall be located within the yard setback requirements of this article.
- (2) *Application of state statute.* The provisions of F.S. ch. 253 and F.A.C. 18-21 and 62-312 shall apply to uses in this district.
- (3) *Shoreline protection zone.* The limits of the RC-1 district which parallels Harrison Branch delimits the shoreline protection zone for the natural drainage creek, where activities are limited to those in subsection 34-535(5)b.
- (4) *Off-street parking.* Off-street parking spaces shall be in accordance with sections 34-301 through 34-304 as applicable.

(Ord. No. 5-92, § 3.18, 8-25-92)

## Sec. 34-235. Use requirements for a residence district, R-1.

Within a residence R-1 district, as shown on the zoning map of the town, the following use provisions shall apply:

- (1) *Uses permitted.* The following uses are permitted in the R-1 residence district:

- 
- a. Detached single dwellings, provided that such dwellings are site-built traditional standard construction, or manufactured buildings, provided that applications for permits for manufactured buildings must be accompanied by the following documents:
    1. Certificate of origin from the manufacturer of the home with a warranty against defects in materials, workmanship, electrical, plumbing, mechanical and roofing for one year from the date of the local certificate of occupancy; and
    2. Statement from a state licensed architect, engineer or building official at the point of origin that each modular section was inspected during stages of construction and is in compliance with the standard building, housing, electrical, plumbing, mechanical (H.A.R.V.), gas and model energy codes.
  - b. Signs in accordance with and as permitted by the sign regulations of article IX of this chapter.
  - c. Customary home occupations, including limited retail sales, provided that there shall be no outward indication of the occupation, including no signs advertising or announcing the occupation; no noise as a result of any commercial activity; no storage of hazardous material or wastes; no parking or traffic circulation problems.
  - d. Noncommercial detached greenhouses, provided the size shall be not more than 15 percent of the living area of the home and that the detached greenhouse shall be in the rear yard and shall be not less than ten feet from any property line.
  - e. One accessory building, not to exceed 200 square feet in area, shall be permitted only in a rear or side yard and shall be not less than ten feet from the property line, provided that such accessory buildings shall be defined as detached utility or storage sheds, and shall specifically not include detached garages, workshops, pole barns, pump houses, carports, screen rooms, open gazebos or boathouses.
  - f. One accessory apartment unit, of the construction types permitted for principal structures in the R-1 zoning classification, not exceeding 600 square feet, which shall be located within the yard setback requirements of this article.
- (2) *Application of state statute.* The provisions of F.S. ch. 253 and F.A.C. 18-21 and 62-312 shall apply to uses in this district.
  - (3) *Off-street parking.* Off-street parking spaces shall be in accordance with sections 34-301 through 34-304 as applicable.

(Ord. No. 5-92, § 3.19, 8-25-92)

The motion that was made at the Planning Commission Meeting on March 3, 2026  
To amend the Residential Section.

Sabine Taylor made a motion to have a ISR of 35%, maximum limit of one accessory building of 1200 sq ft. plus one 200 sq. ft storage shed or 50% of the primary residence and the maximum height to the peak of 20ft. Discussion followed Mark Hodges second the motion.

Sabine Taylor restated the motion for Sec. 34-234 and other locations, 35% ISR accessory building up to 1200 sq. ft limited to one per a parcel or 50% of a primary residence, plus a 200 sq. ft storage shed, the height to not exceed 20 ft at the peak. No discussion  
Mark Hodges second the motion Passed 4-0

Here is the motion we voted on last night:

- One (1) accessory building on a residential lot is permitted and shall be limited to a maximum of 1,200 square feet, or 50 percent of the gross floor area of the primary residence.
- The height of any accessory structure shall not exceed 20' to the peak
- In addition, a 200 square feet storage shed is permitted..
- The total Impervious Surface Ratio (ISR) shall not exceed 35 percent on any residential lot.

The text in red of section 34-234 (1) e will no longer apply:

One accessory building, not to exceed 200 square feet in area, shall be permitted only in a rear or side yard and shall be not less than ten feet from the property line, provided that such accessory buildings shall be defined as detached utility or storage sheds, and shall specifically not include detached garages, workshops, pole barns, pump houses, carports, screen rooms, open gazebos, or boathouses.

**RECEIVED**  
MAR 16 2025  
By: 2:03 PM  
RN

**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. By 12:00pm Wednesday

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 \_\_\_\_\_**

**Requested by:** Steven Cascadda **(Requested Date)** 3/16/26  
**Telephone # where you can be reached:** 989 820-4042  
**E-mail address if you have one:** Cascadda@gmail.com  
*Michel Love (Print Name)*

**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:**

Addition for MYOB Solutions LLC

Applications for this action were submitted on 3/16/26  
(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

**ZONING APPROVAL  
APPLICATION**

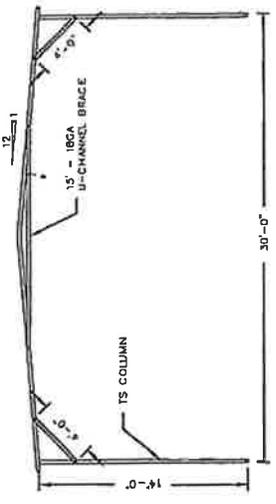
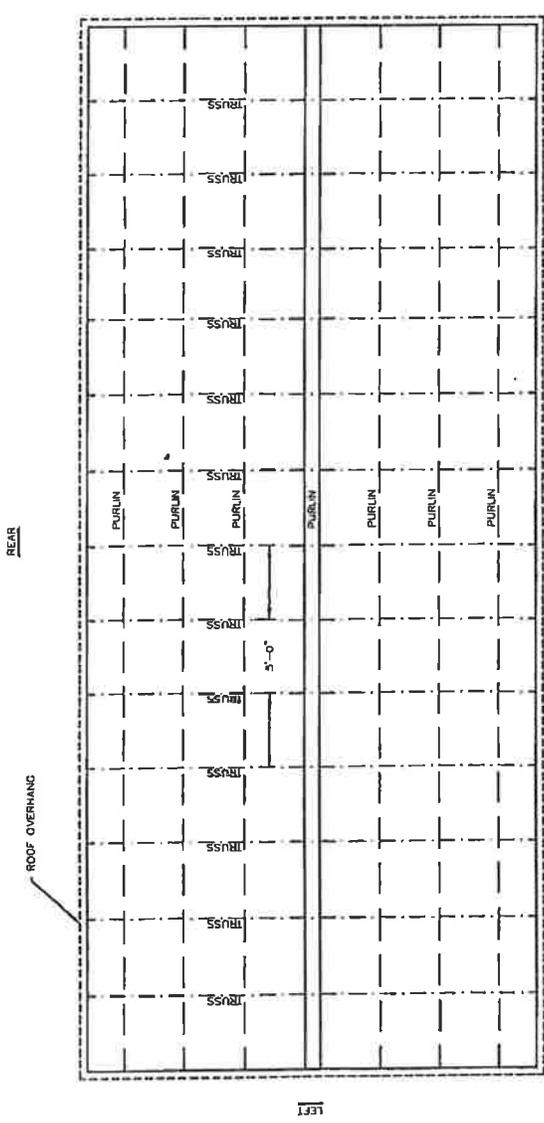
PURPOSE: Addition for MYOB solution LLC  
APPLICANTS NAME: Steven Cascadden / Micho Love TELEPHONE: 989-820-4042  
MAILING ADDRESS: #2 Garden Mall Ct Inglis fl 34449  
ACTUAL LOCATION: 03-17-16000270 Acres Tracts  
SIZE: 30' x 70' x 12' ELECTRIC (Y/N) (Y) WATER (Y/N) (Y)  
Applicant signature: Steven Cascadden / Micho Love Date: 3/16/26

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**

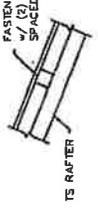
DATE RECEIVED \_\_\_\_\_ ZONED \_\_\_\_\_ PERMIT NUMBER \_\_\_\_\_  
FLOOD ZONE: YES  NO  TOTAL SQUARE FOOT \_\_\_\_\_ SITE PLAN COMPLETED: YES  NO   
FLOOD DISCLAIMER SIGNED: YES  NO   
**INSPECTION INFORMATION** DATE: \_\_\_\_\_  
ELEVATION CERTIFICATE ATTACHED: YES  NO   
PARCEL NUMBER: \_\_\_\_\_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

Code Enforcement Officer [Signature] Date: 3-16-26



TRUSS SECTION

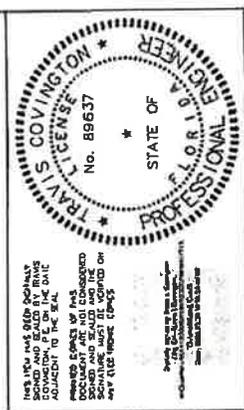
1,125 " 18 GA PURRING CHANNEL  
FASTENED TO EA RAFTER  
S/2 (2) #12-14 # 7/8 S05  
SPACED @ 48" O.C. MAX



VERTICAL ROOF PANEL ATTACHMENT



HEADER DETAILS



REVISIONS		PROJECT: LOVE CARPORT		FRAMING LAYOUT (2 OF 2)	
NO.	DESCRIPTION	DATE	CLIENT: MICHEL LOVE	SCALE: AS NOTED	SHEET NO: S 3
			LOCATION: 2 GARDEN MALL CT, INDIAN, FL <td> </td> <td> </td>		
			JOB NO: E118 <td> </td> <td> </td>		
			COVINGTON ENGINEERING SERVICES 372 NW COUNTRY LAKE DR, LAKE CITY, FL 32055 813.770.8970 TRAVIS@COVINGTONENG.COM		

# APPLICABLE CODES AND STANDARDS

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

1. 2023 FLORIDA BUILDING CODE (8TH EDITION)
2. 2021 INTERNATIONAL BUILDING CODE
3. ASCE 7-16: MINIMUM DESIGN LOADS ON BUILDINGS AND OTHER STRUCTURES
4. AISC STEEL CONSTRUCTION MANUAL (15TH EDITION)
5. ACI 318-14: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
6. AWS D1.1: BUILDING CODE REQUIREMENTS FOR WELDED STRUCTURES
7. AWS D11: STRUCTURAL WELDING

## INSTALLATION NOTES AND SPECIFICATIONS

1. MAXIMUM ROOF PITCH 4:12
2. END WALL COLUMNS (POST) AND SIDE WALL COLUMNS ARE IDENTICAL UNLESS NOTED OTHERWISE
3. MEMBERS FOR VERTICAL PANELS 25 OR METAL PANELS SHALL BE FASTENED DIRECTLY TO 18 GA. HAT CHANNELS, UNLESS NOTED OTHERWISE
4. FASTENER SPACING ALONG RAFTERS OR PURLINS, AND POSTS SHALL BE AS FOLLOWS: INTERIOR - 9" O.C., END - 6" O.C.
5. FASTENERS SHALL BE #12-14, 3/8" SELF-DRILLING SCREWS (SDS) USE CONTROL SEAL WASHERS WITH 1/2" O.D. WASHERS. FASTENERS SHALL BE 18" O.C. UNLESS OTHERWISE NOTED. ROOF HEIGHTS/SLOPES MAY VARY.
6. ANCHORS SHALL BE INSTALLED THROUGH THE BASE RAIL WITHIN 6" OF EACH RAFTER COLUMN ALONG SIDES AND ENDS.
7. STANDARD GROUND ANCHORS (SOIL NAILS) CONSISTING OF 30" LONG #4 REBAR WITH WELDED HUT MAY BE USED IN SUITABLE SOILS AND WIND SPEEDS LESS THAN OR EQUAL TO 145 MPH.

## DESIGN LOADS

DEAD LOAD	15 PSF
LIVE LOAD	20 PSF
NOMINAL WIND SPEED	108 MPH
ULTIMATE WIND SPEED	140 MPH
WIND EXPOSURE	B
RISK CATEGORY	II
ENCLOSURE CLASSIFICATION	OPEN
OCCUPANCY CLASSIFICATION	S-2

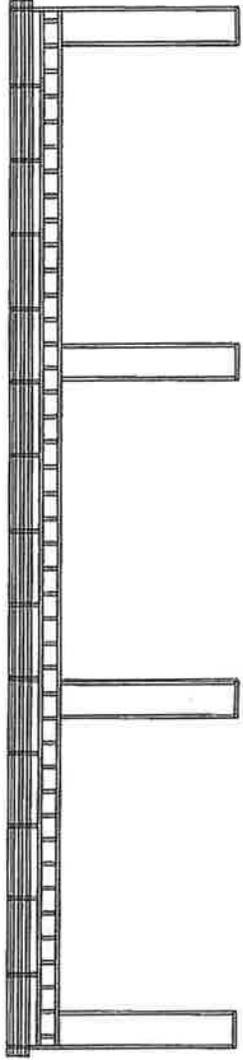
DRAWING INDEX	
SHEET NO.	DESCRIPTION
S 1	GENERAL NOTES & SPECIFICATIONS
S 2	FRAMING LAYOUT (1 OF 2)
S 3	FRAMING LAYOUT (2 OF 2)
S 4	FOUNDATION PLAN & DETAILS
S 5	CONNECTION DETAILS

MEMBER	PRODUCT APPROVAL NUMBER	MAX WIND DESIGN PRESSURES
ROOF PANELS	FL39466.1/FL39466.2	+41.6 PSF / -31.2 PSF
WALL PANELS	FL39594.1/FL39594.2	+55.4 PSF / -41.6 PSF
CARAGE DOOR	C1P	C1P
WALK-IN DOOR	C1P	C1P

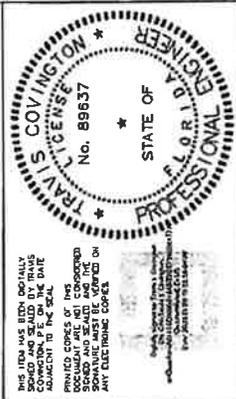
REVISIONS	
NO.	DATE



FRONT/REAR ELEVATION



RIGHT/LEFT ELEVATION



THIS ITEM HAS BEEN DIGITALLY SIGNED BY THE ENGINEER. ANY ATTEMPT TO REMOVE THE SEAL OR TO ALTER THE DATE OF SIGNATURE WILL BE PENALIZED BY THE STATE OF FLORIDA. PRINTED COPIES OF THIS DOCUMENT ARE UNACCEPTABLE UNLESS THEY ARE SIGNED AND SEALED AND THE SEAL IS UNALTERED AND THE SIGNATURE IS VERIFIABLE ON ANY ELECTRONIC COPY.

GENERAL NOTES & SPECIFICATIONS

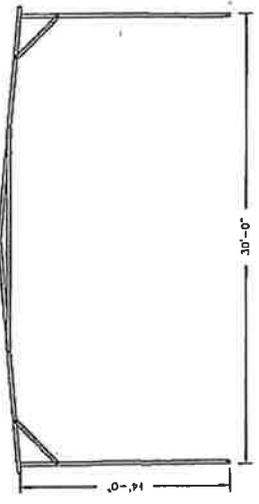
SCALE: AS NOTED

SHEET NO: 51

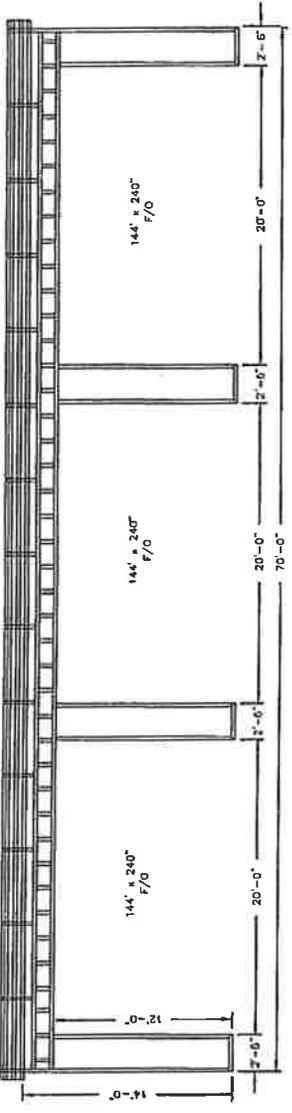
COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR. LAKE CITY, FL 32955  
813.605.8470  
TRAVIS@COVINGTONENG.COM

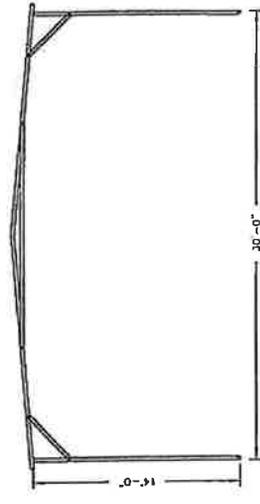
PROJECT:	LOVE AIRPORT
CLIENT:	MICHEL LOVE
LOCATION:	2 GARDEN HALL CT, INGLIS, FL
JOB NO.:	E118



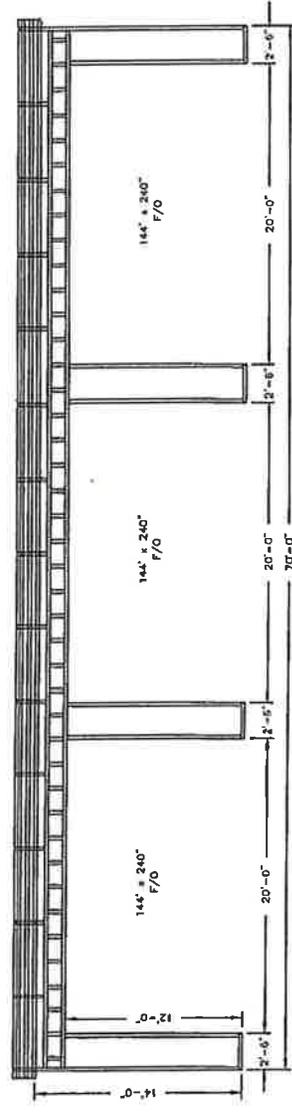
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



LEFT ELEVATION

REVISIONS	
NO.	DESCRIPTION

**COVINGTON ENGINEERING SERVICES**  
 272 NW COUNTRY LAKE DR, LAKE CITY, FL 32055  
 813.775.9470  
 TRAVIS@COVINGTONENG.COM

PROJECT: LOVE CARPORT  
 CLIENT: MICHEL LOVE  
 LOCATION: 2 GARDEN MALL CT, INGLIS, FL  
 JOB NO: E118

FRAMING LAYOUT (1 OF 2)  
 SCALE: AS NOTED  
 SHEET NO: 5 2

THIS PLAN WAS DESIGN, DRAWN, SEALD AND SIGNED BY TRAVIS COVINGTON, P.E. LICENSE NO. 89637, STATE OF FLORIDA, PROFESSIONAL ENGINEER.

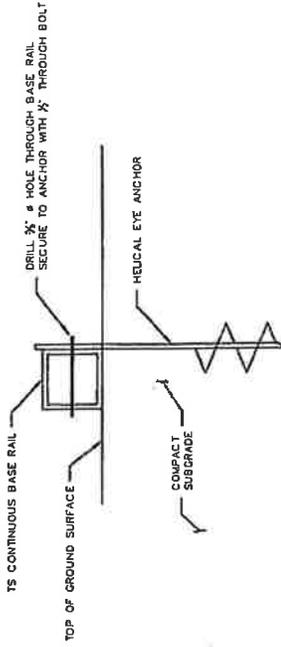
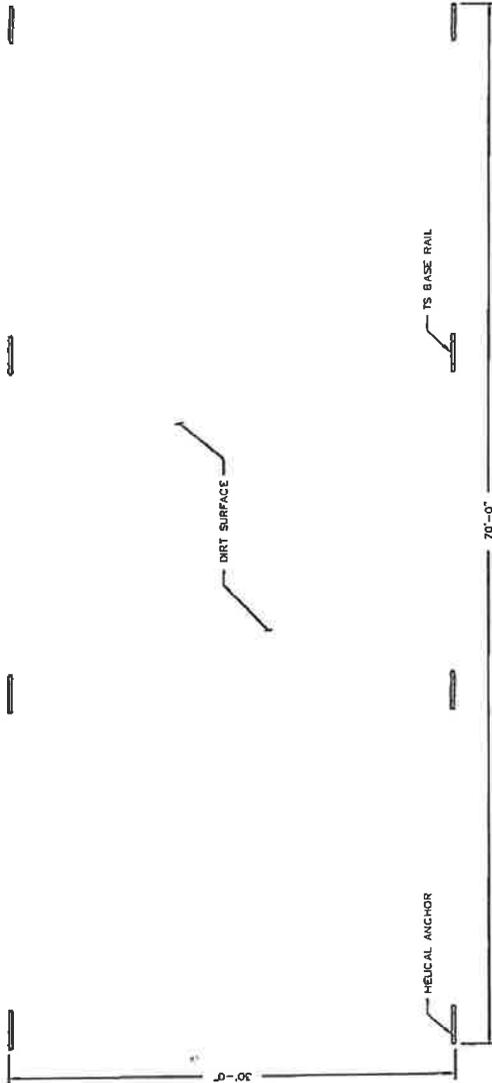
NO OTHER WORK HAS BEEN DONE ON THIS PROJECT SINCE THE DATE OF THIS SEALING. THE ENGINEER HAS REVIEWED THE WORK AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING BOARD.

**GENERAL NOTES**

1. MINIMUM SOIL BEARING CAPACITY: 1500 PSF

**HELICAL ANCHOR NOTES**

1. MINIMUM OF (2) 4" HELICES WITH 30" MIN EMBEDMENT SHALL BE USED FOR THE FOLLOWING SOILS: VERY DENSE AND/OR CEMENTED SOILS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILT AND CLAYS, CORALS, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, AND SANDS.
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 FILL.
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** GROUND BASE HELICAL ANCHORAGE

SCALE: NTS

**REVISIONS**

NO.	DESCRIPTION	DATE

**COVINGTON ENGINEERING SERVICES**

272 NW COUNTRY LAKE DR. LAKE CITY, FL 32055  
 913.770.5470  
 INFO@COVINGTONENG.COM

PROJECT: LOVE CARPORT

CLIENT: MICHEL LOVE

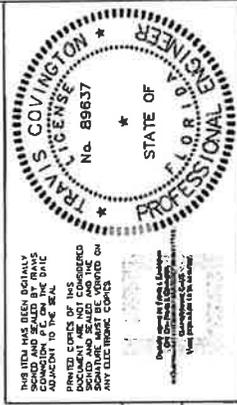
LOCATION: 2 GARREN MALL CT, INGLIS, FL

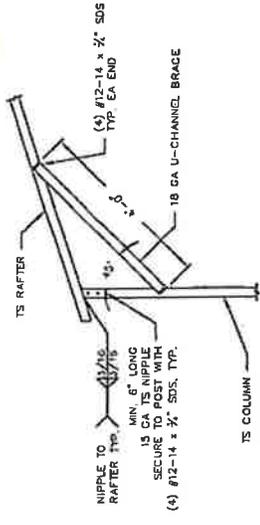
JOB NO: E118

**FOUNDATION PLAN & DETAILS**

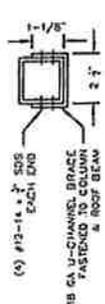
SCALE: AS NOTED

SHEET NO: S 4

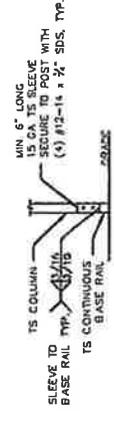




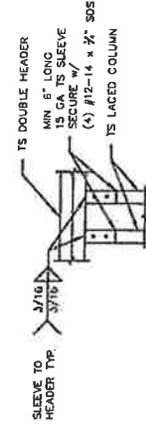
BOX EAVE RAFTER/CORNER POST CONNECTION  
 MAX. 30" WIDTH, 14" EAVE HT  
 SCALE: NTS



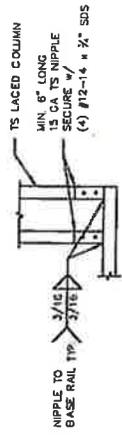
BRACE CONNECTION DETAIL  
 SCALE: NTS



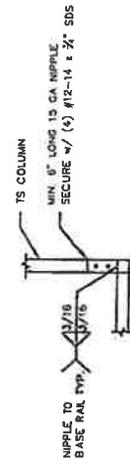
POST/BASE RAIL CONNECTION  
 SINGLE COLUMN  
 SCALE: NTS



DOUBLE HEADER TO  
 LACED COLUMN CONNECTION  
 SCALE: NTS



NIPPLE TO  
 BASE RAIL CONNECTION  
 SCALE: NTS



POST/BASE RAIL CONNECTION  
 END WALL FRAMING  
 SCALE: NTS

THIS DOCUMENT HAS BEEN REVIEWED, APPROVED AND SEALED BY TRAVIS COVINGTON, P.E. LICENSE NO. 99637, STATE OF FLORIDA, PROFESSIONAL ENGINEER. ANY ELECTRONIC COPIES OF THIS DOCUMENT ARE VOID AND CONSIDERED INVALID UNLESS THE ORIGINAL DOCUMENT IS PRODUCED AND VERIFIED ON ANY ELECTRONIC COPIES.

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

REVISIONS		CONNECTION DETAILS	
NO.	DATE	PROJECT:	SHEET NO.:
		LOVE CARPORT	
		CLIENT: MICHEL LOVE	SCALE: AS NOTED
		LOCATION: 2 GARDEN WALL CT, INGLIS, FL	JOB NO: E118
		COVINGTON ENGINEERING SERVICES	
		272 NW COUNTRY LANE DR. LAKE CITY, FL 32055	
		813.270.8470	
		TRAVIS@COVINGTONENGINEERING.COM	



**OWNER/BUILDER DISCLOSURE STATEMENT**

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me. Which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers compensation.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner/builders as well as employees. I also understand that the construction must comply with all applicable laws, ordinances, building codes and zoning regulations. OWNER INITIAL SC
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at [www.dorflor.com](http://www.dorflor.com) for more information about licensed contractors. OWNER INITIAL SC
11. I am aware of, and consent to, an owner/builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: 2 Barber Hall Dr, Apt 1514 OWNER INITIAL SC
12. I agree to notify the Building Department immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure. OWNER INITIAL SC

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professions' regulations may be unable to assist you with any financial losses that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner/builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

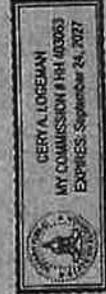
This 5 Day of November Year 2022, I, the undersigned, have read the preceding and understand the responsibility of acting as my own contractor, and having been notified of the above Florida Statutes, will abide by the laws governing the municipality having jurisdiction and the State of Florida.

I further state that I have the knowledge and ability to do the work proposed and I assume full responsibility for forwarding myself with all 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 harassing 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 Levy  
 Signature: Steven Golden  
 SIGNATURE OF OWNER/BUILDER AND DATE

I HEREBY CERTIFY that on this day, before me on this 5 day of November 2022, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally approved Steven Cascajola who is personally known to me or who has produced Florida DL as identification and who did not take an oath.

Ceryal Llocehan  
 NOTARY PUBLIC



Record and Return to:  
 File No: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_  
 Permit No: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Key No: \_\_\_\_\_  
 Tax Folio/Parcel ID: \_\_\_\_\_

# Levy County, FL

## Summary

**ParcelID** 0307300000  
**Location Address(es)** 2 GARDEN MALL CT  
**Neighborhood** INGLIS 34449-  
**Legal Description\*** WITH RIVER W 19/98 (2001.03)  
 03-17-16 0002.70 ACRES TRACT IN N1/2 OF SE1/4 APPROX  
 420 FT ON RIVER OR BOOK 1834 PAGE 696  
(Note: \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.)  
**LandUse** SINGLE FAMILY R (0100)  
**SubdivisionName** N/A  
**Sec/Twp/Rng** 03-17-16  
**Tax District** INGLIS (District IN)  
**Millage Rate** 18.7963  
**Acreage** 2.7  
**Homestead** Yes  
**Ag Classification** No

[View Map](#)

## Owner

**Owner Name** Cascaddan Steven Guy-Ttee 100%  
 Steven Guy Cascaddan Rev Liv Trust 0%  
**Mailing Address** 2 GARDEN MALL CT  
 INGLIS, FL 34449

## Trim Notice

Trim Notice (PDF)

## Estimate Taxes

Estimate Taxes

## Valuation

	2025 Final Value Summary
Building Value	\$167,228
Extra Features Value	\$599
Market Land Value	\$255,780
Ag Land Value	\$255,780
Just (Market) Value	\$423,607
Assessed Value	\$423,607
Exempt Value	\$55,722
Taxable Value	\$367,885
Save Our Homes Benefit	\$0
Previous Year Value	\$423,607

## Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
25000	25722		5000			

**Building Information**

Building	1	Roof Cover	METAL
Actual Area	1700	Heating Type	FORCED AIR DUCTED
Conditioned Area	1008	Air Conditioning	CENTRAL
Actual Year Built	2022	Baths	1.5
Effective Year Built	2022		
Use	SINGLE FAMILY 1		
Exterior Wall	HARDIE BOARD		
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
FINISHED OPEN PORCH	0	156
BASE	1008	1008
FINISHED SCREEN PORCH	0	280
FINISHED OPEN PORCH	0	156
PATIO	0	100
Total SqFt	1008	1700

**Extra Features**

Code Description	BLD	Length	Width	Height	Units
CONCRETE SLAB-A	1	12	35	0	420

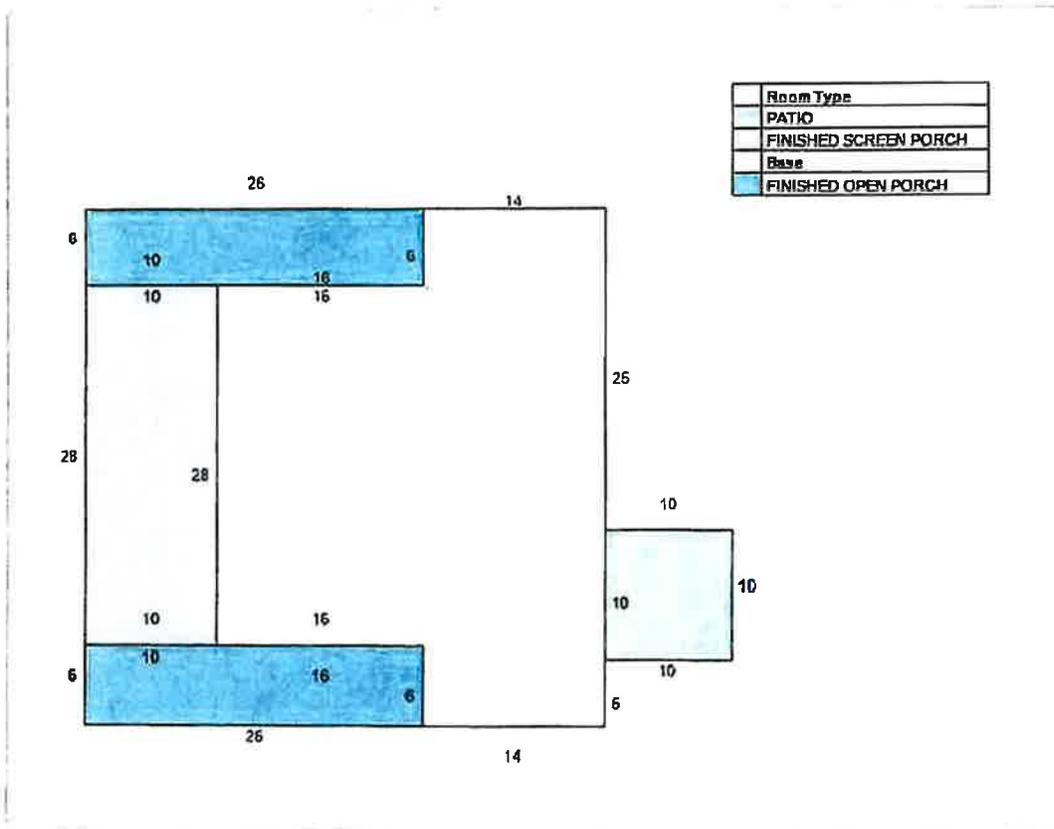
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Hse on Lot	1	0	420	FF	\$255,780

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
3/10/2026	\$100.00	WD	<a href="#">1834</a> <a href="#">626</a>	U	I	CASCADDAN GUY	CASCADDAN STEVEN GUY-TTEE
7/30/2020	\$100.00	QD	<a href="#">1545</a> <a href="#">769</a>	U	V	CASCADDAN STEVEN GUY	CASCADDAN GUY
6/18/2019	\$300,000.00	WD	<a href="#">1498</a> <a href="#">24</a>	Q	V	ROWLAND GARY C -TRUSTEE-	CASCADDAN STEVEN GUY
8/30/2016	\$100.00	WD	<a href="#">1398</a> <a href="#">342</a>	U	V	ROWLAND GARY C & SANDRA R	ROWLAND GARY C -TRUSTEE-
9/3/2013	\$180,000.00	WD	<a href="#">1301</a> <a href="#">861</a>	Q	V	JUNIORS LANDING LLC	ROWLAND GARY C & SANDRA R
6/7/2012	\$0.00	FJ	<a href="#">1263</a> <a href="#">862</a>	U	V	JIM BROWN INC & NAT BANK OF COMMERCE	JUNIORS LANDING LLC
7/14/2011	\$40,700.00	TD	<a href="#">1237</a> <a href="#">202</a>	U	V	JIM BROWN INC	JUNIORS LANDING LLC
11/1/2004	\$450,000.00	WD	<a href="#">917</a> <a href="#">435</a>	Q	I	STERCHI GEORGE L TRUSTEE	
11/1/1980	\$138,500.00	WD	<a href="#">168</a> <a href="#">145</a>	U	V		

**Building Sketch**



Map



No data available for the following modules: Application for Catastrophic Event Tax Refund, Photos.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/13/2026, 7:33:11 PM

Developed by  
**SCHNEIDER**  
GEO SPATIAL

**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 April 7, 2026.  
(Requested Date)

Requested by: Sheryl Pitzer Date of Request 3-30-26  
(Print Name)

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

E-mail address if you have one: codeenforcement@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: To approve the structure that has been previously built, and final Jor permit are already paid to TOI.

\_\_\_ Applications for this action were submitted on \_\_\_\_\_.  
(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: Structure was built without permit owners weren't aware needed it.

Printed materials were provided to Town Clerk.

**Permit #:** 347

**Permit Date:** 03/12/26

**Permit Type:** Building

**Project Type:** Addition

**Class:** Commercial

**Applicant Name:** scott dumont

**Applicant Address:** 48 hwy 19 s

**Applicant City, State, Zip:** inglis,florida.34449

**Applicant Phone:** `6032195458

**Applicant Email:**

**Project Description:** ADDITION TO BACK OF EXIT (OVERHANG OPEN PORCH)

**Project Cost:** 2000

**Square Feet:** 0

**Acreage:** 0

**Contract Price/Value:** 2000

**Issued Date:**

**Status:** Pending

**Assigned To:** Danny Bass

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
0308400000	48 highway 19 s	03-17-16 0004.32 ACRES TRACTS IN SE1/4 OF NE1/4 ON HWY 19 OR BOOK 1087 PAGE 412 & OR BOOK 1087 PAGE 418	MAGUIRES SPORTS BAR		R 1

### Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
03/30/2026	Final Inspection	this was built before going to planning board and he has been fined	03/25/2026		Danny Bass	*Pending

### Fees

Fee	Description	Notes	Amount
Building Permit Base Fee			\$125.00
State Fee	1.5% of all general fees		\$5.87
<b>Total</b>			<b>\$130.87</b>

### Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/16/2026	scott dumont	cash 200 owe him 69.13	cash	Sheryl Pirzer	\$130.87
<b>Outstanding Balance</b>					<b>\$0.00</b>

### Uploaded Files

Date	File Name
03/30/2026	<a href="#">31440849-2.jpg</a>

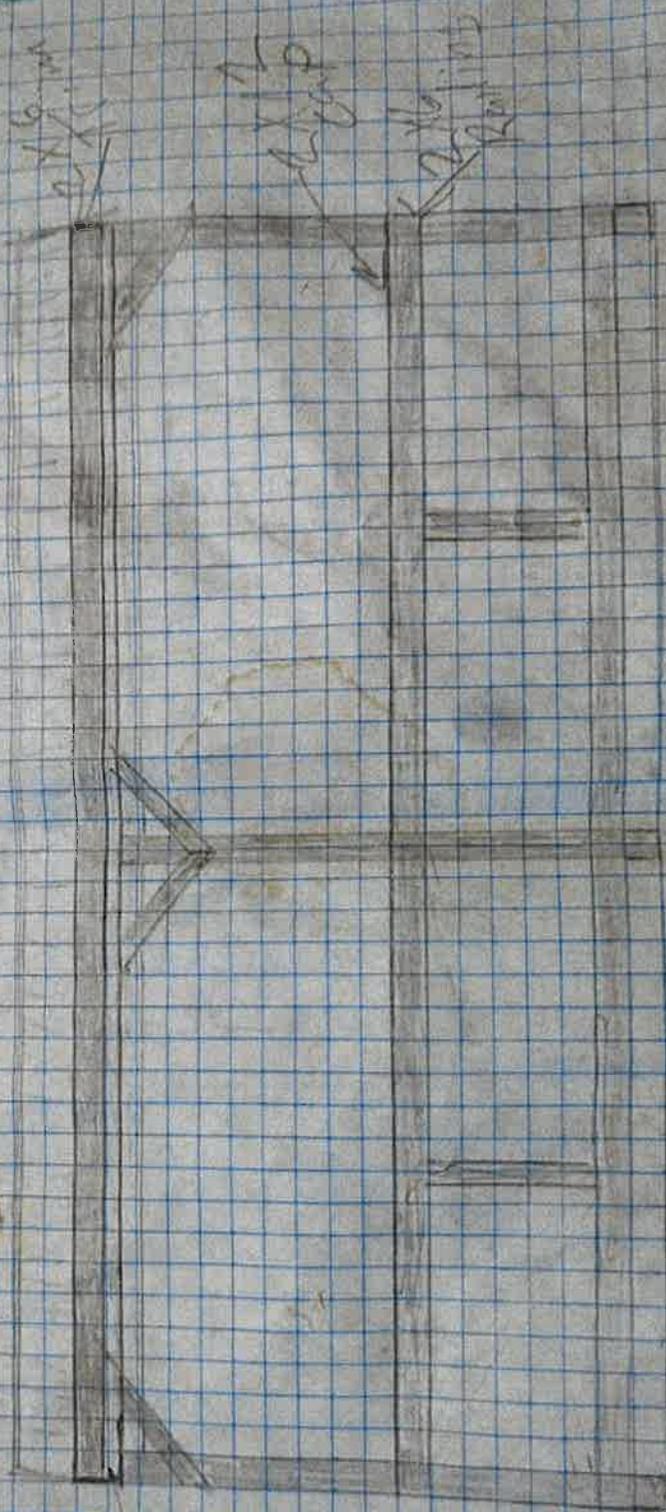
03/30/2026

03/30/2026

[31440850-3.jpg](#)

[31440844-1.jpg](#)





6x6 RA

2x10 RA

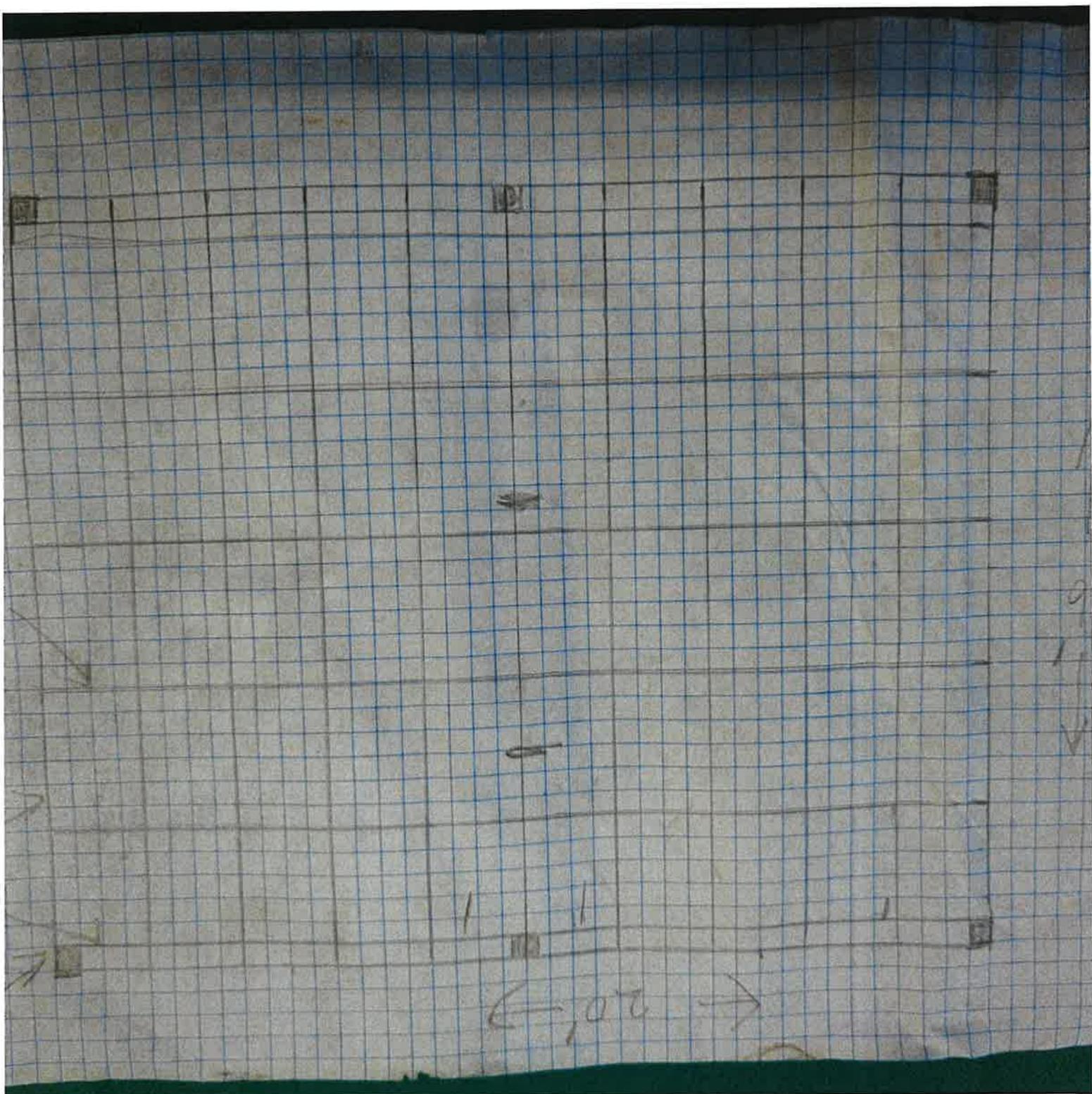
2x10 RA

6x6 RA

2x10 RA

2x10 RA

2x10 RA



← 2.0 →