

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
Citrus County Courthouse
Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

AGENDA

WORKSHOP

June 22, 2021 9:00 AM

Scott Carnahan, Chair, District 4
Ronald E. Kitchen Jr., 1st Vice Chair, District 2
Ruthie Davis Schlabach, 2nd Vice Chair, District 3
Jeff Kinnard D.C., Commissioner District 1
Holly L. Davis, Commissioner, District 5

Angela Vick, Clerk of the Circuit Court
Charles R. Oliver, County Administrator
Denise A. Dymond Lyn, County Attorney

MISSION

Citrus County Government is a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

The Board gives citizens multiple opportunities for **PUBLIC INPUT**. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, TTY (352) 527-5312 at least two days before the meeting.

A. CALL TO ORDER

A.1. Invocation

A.2. Pledge of Allegiance

A.3. Roll Call

B. WORKSHOP CODE COMPLIANCE

B.1. Code Compliance Workshop Presentation

Discussion on Code Compliance processes and ways to improve.

C. OPEN TO THE PUBLIC

D. UPCOMING MEETINGS

- | |
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| 1. Regular Meeting: June 22, 2021 at 1:00 PM , Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 |
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E. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

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| 1. Workshop: Irrigation and Landscaping: July 13, 2021 at 9:00 AM , Citrus County Courthouse, Room 100, 110 N. Apopka Avenue, Inverness, FL 34450 |
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F. ADJOURN

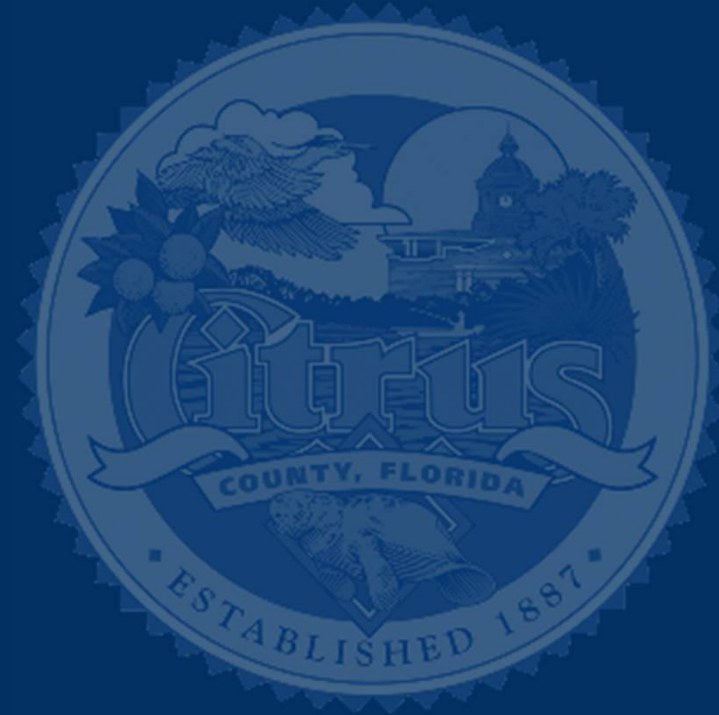


AGENDA MEMORANDUM

FROM:	Michael Sherman, AICP Growth Management Director
SUBJECT:	Code Compliance Workshop Presentation
AGENDA DATE:	June 22, 2021
<u>BRIEF OVERVIEW:</u> Discussion on Code Compliance processes and ways to improve.	
<u>BUDGET IMPACT/FUNDING SOURCE:</u>	
<u>RECOMMENDED ACTION:</u> Discussion on Code Compliance processes and ways to improve.	

CODE COMPLIANCE WORKSHOP

TUESDAY, JUNE 22, 2021



ACCESSORY STRUCTURES / STORAGE ON A VACANT LOT

Complaints in 2021 for Storage on a Vacant Parcel - 61

Complaints in the same time period last year - 38

Total complaints of this type for calendar year 2020 - 81

A public service announcement
was made in April, advising citizens
this was a violation of County Code.





BACHELOR BUTTON WAY

CASE #2135284: BACHELOR BUTTON WAY

Complaint received	03/10/2021
Notice of Violation issued	03/18/2021
Permitting process started	04/05/2021
Notice of Hearing issued	04/09/2021
Special Master Hearing	05/19/2021

Property owners / occupants
given 120 days to abate.





TWINFLOWER LANE

CASE #2137360: TWINFLOWER LANE

Complaint received	04/08/2021
Notice of Violation issued	04/12/2021
Notice of Hearing issued	04/27/2021
Special Master Hearing	05/19/2021
Compliance inspection scheduled for	07/21/2021

Property owner given 60 days to abate.





DAYLILY TERRACE

CASE #271254: 10157 N DAYLILY TERRACE

Complaint received	02/27/2020
Property inspected	03/03/2020
Notice of Violation issued	07/29/2020
Notice of Hearing issued	11/04/2020
Environmental health inspection in mid-November	
Special Master Hearing	12/16/2020
Fine started accruing	02/22/2021
Fine appeal requested	06/08/2021





UNPERMITTED STRUCTURES: WEST HALL'S RIVER ROAD

ANOTHER UNPERMITTED STRUCTURE

This site had a complaint of an RV/bus being lived in.

The occupants built a fence to keep Code from being able to see the property.

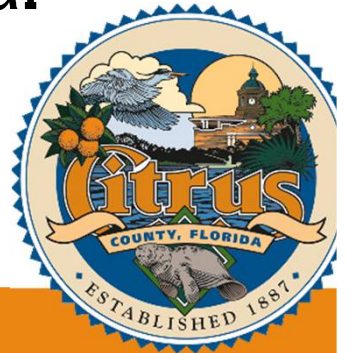
This property had been advertised as an AirBNB.



LIVING IN A RECREATIONAL VEHICLE

A violation of the Citrus County Land Development Code Chapter 3140, Temporary Uses.

Chapter 3140 allows for Recreational Vehicles to be lived in for 2 weeks per calendar year on improved property.





LIVING IN A RECREATIONAL VEHICLE

Currently a person can occupy a Recreational Vehicle on a vacant property with an active building permit or development order and approval from the Land Development Division.

Does the Board want to change or modify these requirements?



POSSIBLE CHANGES TO CODE

The Board may want to consider changing the Code in these areas:

- Foreclosure on non-homesteaded, low lien properties
- Placing hard costs on property taxes
- Change Citation Ordinance to include any violation
- Limit number of pets on < 0.5 acres properties
- Vehicle parking restrictions

HB 833 / SB 60

New legislation to come into effect July 1, 2021

States that complaints can not be taken anonymously.

We can not initiate or enforce violations reported by an anonymous individual. The complaining party must have firsthand knowledge of the violation and provide specific information (i.e.: name and phone number) in order to file a complaint.



QUESTIONS?

