



CITRUS COUNTY
BOARD OF COUNTY COMMISSIONERS
MINUTES • JUNE 22, 2021

Public Workshop

Citrus County Courthouse

9:00 AM

Room 100, 110 N. Apopka Avenue, Inverness, FL 34450

A. CALL TO ORDER

June 22, 2021 Citrus County Courthouse
The meeting was called to order at 9:00 AM

1. Invocation

Commissioner Jeff Kinnard, D.C. led the invocation.

2. Pledge of Allegiance

3. Roll Call

Attendee Name	Title	Status	Arrived
Scott Carnahan	Chair, District 4	Present	
Ronald E. Kitchen Jr.	1st Vice Chair, District 2	Present	
Ruthie Davis Schlabach	2nd Vice Chair, District 3	Present	
Jeff Kinnard D.C.	Commissioner District 1	Present	
Holly L. Davis	Commissioner, District 5	Present	
Beth Antrim	Assistant County Attorney	Present	
Charles R. Oliver	County Administrator	Present	
Amy Charley	Deputy Clerk	Present	
Celina Kraus	Deputy Clerk	Present	

B. WORKSHOP CODE COMPLIANCE**B.1. Code Compliance Workshop Presentation**

Discussion on Code Compliance processes and ways to improve.

County Administrator Charles R. Oliver, Code Compliance Director Scott McKinney, and Building Division Director Carl Jones provided the presentation and responded to questions from the Board, followed by Board discussion.

Will Bryant, Environmental Health Director of Florida Department of Health in Citrus County responded to questions from the Board.

Mr. Oliver summarized the direction of the Board.

Board discussions continued.

Mr. Oliver recapped the summarized Board direction and responded to questions from the Board.

. Continued - Code Compliance Workshop Presentation

County Administrator Charles R. Oliver and Code Compliance Director Scott McKinney discussed the direction with the Board.

Will Bryant, Environmental Health Director of Florida Department of Health in Citrus County responded to questions from the Board.

Board discussion ensued with Mr. Oliver and Mr. McKinney.

C. OPEN TO THE PUBLIC

The following individuals addressed the Board: Wes Antill; and Terry Brothers.

D. UPCOMING MEETINGS

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

E. UPCOMING WORKSHOPS AND SPECIAL MEETINGS

- | |
|--|
| 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

The meeting was adjourned at 10:40 AM

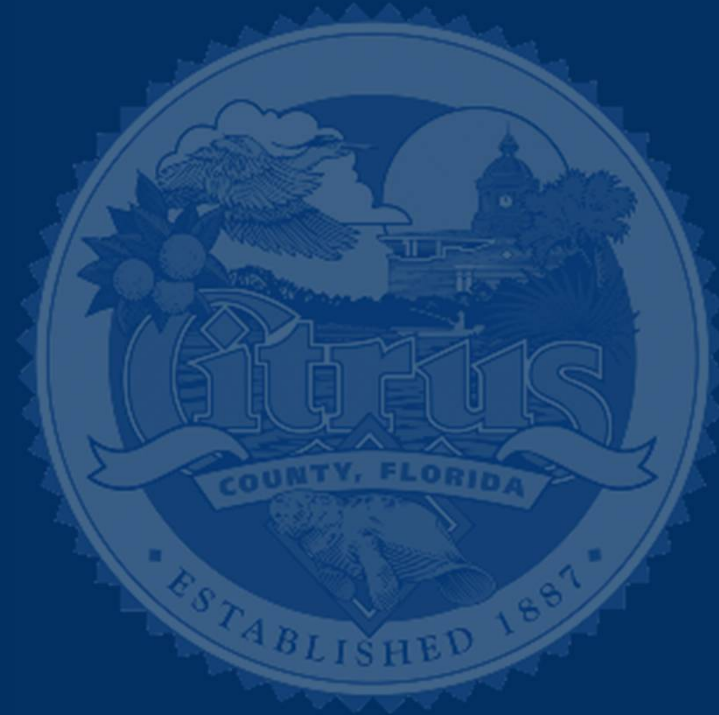


AGENDA MEMORANDUM

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.

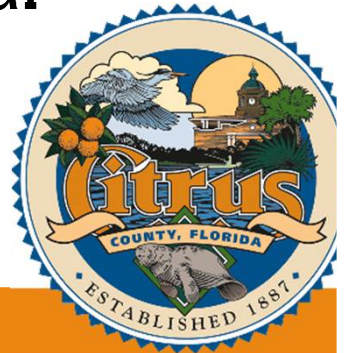
This property had been advertised as an AirBNB.



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:

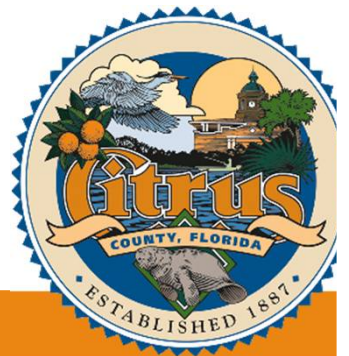
- Foreclosure on non-homesteaded, low lien properties
- Placing hard costs on property taxes
- Change Citation Ordinance to include any violation
- Limit number of pets on < 0.5 acres properties
- Vehicle parking restrictions

HB 833 / SB 60

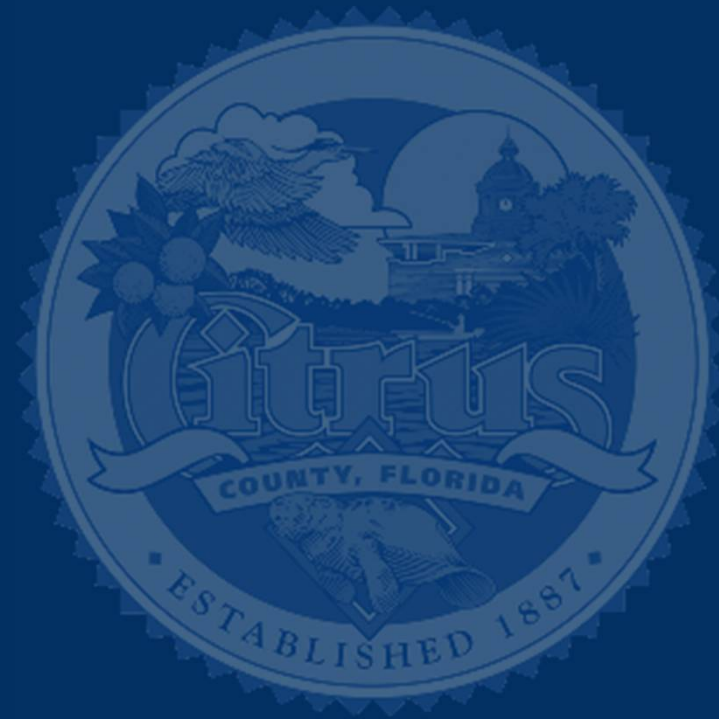
New legislation to come into effect July 1, 2021

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?





Board of County Commissioners Speakers Form

When you approach the Board to address noted item,
please give this form to the Clerk.

Please Print

Name:

Wes Andell

Date:

6/22/21

Address:

10331 Wood Shamrock Place

Telephone #:

(352) 400-1991

Item to be Addressed:



Board of County Commissioners Speakers Form

When you approach the Board to address noted item,
please give this form to the Clerk.

Please Print

Date: 6/23/21

Name: TERRY BROTHERS

Address: 10336 N. TWINFLOWER TER

Telephone #: 757-240-1342

Item to be Addressed: _____

Proof of Publication

from the
CITRUS COUNTY CHRONICLE
Crystal River, Citrus County, Florida
PUBLISHED DAILY

STATE OF FLORIDA
COUNTY OF CITRUS

Before the undersigned authority personally appeared

Theresa Holland and/or Mary Ann Naczi and/or Tonya
Knight and/or Jeanne Ethridge

Of the Citrus County Chronicle, a newspaper published
daily at Crystal River, in Citrus County, Florida, that the
attached copy of advertisement being a public notice in the
matter of the Court,

4752-0616 WCRN PUBLIC NOTICE NOTICE IS
HEREBY GIVEN that the Citrus County Board of County
Commissioners will conduct a Public Workshop on
Tuesday, June 22, 2021, at 9:00 A.M. in the Citrus County
Courthouse, 110 North Apopka Avenue, Inverness, FL

was published in said newspaper in the issues of
June 16th, 2021.

Affiant further says that the Citrus County Chronicle is a
Newspaper published at Crystal River in said Citrus County,
Florida, and that the said newspaper has heretofore been
continuously published in Citrus County, Marion County
and Levy County, Florida, each week and has been entered
as second class mail matter at the post office in Inverness in
said Citrus County, Florida, for a period of one year next
preceding the first publication of the attached copy of
advertisement; and affiant further says that he/she has
neither paid nor promised any person, firm or corporation
any discount, rebate, commission or refund for the purpose
of securing this advertisement for publication in the said
newspaper.

Jeanne Ethridge

The forgoing instrument was acknowledged before me.

This 16th day of June 2021
By: Theresa Holland and/or Mary Ann Naczi and/or Tonya
Knight and/or Jeanne Ethridge
who appeared by (X) means of physical presence or () via
online notarization.

Deborah L. McPherson
Notary Public



4752-0616 WCRN
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Citrus County Board of County
Commissioners will conduct a **Public Workshop** on **Tuesday, June
22, 2021, at 9:00 A.M.** in the **Citrus County Courthouse, 110 North
Apopka Avenue, Inverness, Florida**, discussion of Code Enforcement
relating to secondary structures and other issues.

Any person requiring reasonable accommodation at this meeting be-
cause of a disability or physical impairment should contact the
County Administrator's Office, 3600 W. Sovereign Path, Suite 267,
Lecanto, FL 34461, (352) 527-5210, at least two days before the
meeting. If you are hearing or speech impaired, dial 7-1-1,
1-800-955-8771 (TTY) or 1-800-955-8770 (v), via Florida Relay Serv-
ice.

If you need a Spanish Translator please make arrangements with the
County by telephone within two days of the publication notice at
352-527-5370

Si necesita un traductor de español por favor haga arreglos con el
Condado dentro de dos días de la notificación de la publicación
352-527-5370

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 pro-
vide that a verbatim record of the proceeding is made, which record
includes testimony and evidence upon which the appeal is to be
based. (Section 286.0101, Florida Statutes)

Published June 16, 2021

Communication: Proof of Publication (Adjourn)

Order # 129761 7
\$19.42
JUN 21 '21 10:48#