



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • JULY 21, 2021

Special Magistrate Hearing Lecanto Government Building Room 166

9:00 AM

3600 W. Sovereign Path, Room 166, Lecanto, FL 34461

A. CALL TO ORDER

July 21, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
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B. PLEDGE TO FLAG**C. NOTE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MASTER WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING, HE/SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.****D. APPROVE MINUTES FROM JUNE 16M 2021**

- C. Code Compliance Director Scott McKinney, read this statement into the record: If any person decides to appeal any decision made by the Code Compliance Special Master with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

SPECIAL MASTER: STAFF PRESENT:**ALSO PRESENT:**

Christian W. Waugh

Code Officers - Amy Becker, J.C. Charlton, Matt Hampton, Alan Jonason, George Pierson

Recording Secretary -- Laurie M. Speros **Assistant County Attorney** -- Beth

Antrim Deputy: Santo DeMarco

E. STAFF UPDATE (ABATED & CONTINUED)**Abated Cases**

Name	Case#
Aguayo Jorge and Aguayo Maria	2143711
Covino Michael and Covino Dana A	2141367
Diaz Jesus Alberto	2140940
Fitch Donald A, Riley Janelle and Johnson Kent C	2142495
Johnson Peter L and Johnson Robert W	2142670
Katherine E Properties LLC	2142483
Katherine E Properties LLC	2142647
Monzon Christian and Carr Valerie	2143574
OSR Holdings LLC	2141854
Runnels Raymond A and Runnels Marsha J	2140719
Runnels Raymond A and Runnels Marsha J	2141360
Wheeler Michael A Sr.	2143709
Winningham Cory	2142782

E.1. Abated Cases

Abated Cases

F. OLD & NEW CASES (LISTED IN ALPHABETICAL ORDER)**F.1. Old & New Cases**

Old & New Cases

E. Old & New Cases (Listed in Alphabetical order)**Cases to be Heard:****Cases to be Heard:**

Name	Case#	Officer	Experts on case
Bilodeau Jacqueline	2144195	A. Becker	
Bilodeau Jacqueline	2143685	A. Becker	
Bishop Langdon D	2144533	A. Jonason	
Bishop Langdon D	2144537	A. Jonason	
Carmichael Epstine R and Witt Timothy N	2140426	A. Becker	
Chazin Deborah A	2134457	J. Charlton	Joanna Coutu
Johnson Peter L and Johnson Robert W	2142597	J. Charlton	
Juntunen Erik and Hernandez Raquel	2134468	M. Hampton	Joanna Coutu
Lane Tina M	2141844	M. Hampton	
Miller Craig J and Miller Cameron J	2129895	J. Charlton	Joanna Coutu
Morgan Richard H	2140219	J. Charlton	Joanna Coutu
Omalley Katherine Joan	2140124	A. Jonason	
Omalley Katherine Joan	2140125	A. Jonason	
Rappe Joel and Rappe Angela	2140893	J. Charlton	Joanna Coutu
Salisbury Timothy	276351	G. Pierson	Joanna Coutu
Slay David	2134533	A. Becker	Joanna Coutu
Vickers Alison	2142683	A. Jonason	

Deborah A. Chazin, Code Compliance Case No. 2134457, Case 1

Nature of Violation: Violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 2, 2021, March 4, 2021, and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property; Exhibit C: copy of the Property Appraiser's records showing the property to be vacant and an aerial photo depicting the property before the violation occurred.

Code Compliance Officer J.C. Charlton testified that his initial inspection was conducted on March 2, 2021 at which time the violation was confirmed. The property was being cleared

without any permits issued to develop the property. The Notice of Violation was issued on May 12, 2021. Notice of Hearing was issued on June 17, 2021 and posted on the property on were issued and posted at the property on July 8, 2021. He has had contact with the Respondent.

Citrus County Land Development Director Joanna Coutu testified that this is a residential lot with no applications pending with the County to develop this property.

The Respondent's husband Thomas Chazin testified that when they bought the property it was their intent to keep his service animals on the property.

The Respondent Deborah Chazin testified that she realizes now that it was against County Ordinance to clear the property without any permits. She also did not realize that they were not able to keep her husband's service animals on a residential lot without a primary residence and will therefore be selling the property.

Tony Stubbs, a neighbor, testified that because this property has been cleared, water and other debris is being diverted to this property.

Douglas Clive, a neighbor, testified that he believes his property values are being negatively effected because of the clearing of the Respondent's property without any development.

Special Master Order: After reviewing the Land Development Code, the Special Master finds that the property is in violation.

Respondent is in violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent is ordered to pay a one-time fine of \$1,000.00. This fine will be recorded and will constitute a lien on the real or personal property of DEBORAH A. CHAZIN. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recordings. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

David Slay. Code Compliance Case No. 2134533. Case 2

Nature of Violation: Violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent's brother Robert Telford was present on Respondent's behalf.

Code Officer Army Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on March 2, 2021, March 3, 2021, June 3, 2021 and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Compliance Officer Amy Becker testified that her initial inspection was conducted on March 2, 2021 at which time the violation was confirmed. The entire lot was cleared. She spoke with the property owner who indicated that he would be applying for a Building Permit and asked for additional time to do so. The Notice of Violation was issued on May 4, 2021 and the Notice of Hearing was issued on June 4, 2021. As of the final inspection on July 20, 2021, the property remained in violation.

Joanna Coutu, Land Development Director, testified that this is vacant property zoned residential.

Robert Tellford testified that his brother intended to build a home on the property but then decided to sell it.

Special Master Order: After reviewing the Land Development Code, the Special Master dismissed this case.

Craig J. & Cameron J. Miller, Code Compliance Case No. 2129895, Case 3

***** FINE APPEAL *****

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh on July 21, 2021, on an appeal from a fine originally ordered on November 18, 2020, after the property was found to be in violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Special Master being fully advised as to the facts, law, and premises of the case does find the following facts:

The violation on the property did not abate by the date ordered, May 18, 2021, and there has been no evidence submitted by the Respondent to evidence that the violation did abate before the date ordered.

As of July 21, 2021, the violation has still not abated.

There was no mistake or error in calculation of the fine that has accrued regarding the property.

As a result of the foregoing, it is hereby, ORDERED AND ADJUDGED that: The appeal is DENIED WITH PREJUDICE.

Joel and Angela Rappe, Code Compliance Case No. 2140893, Case 4

Nature of Violation: Violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent JOEL RAPPE was present..

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 12, 2021 and July 20, 2021; Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt; and Exhibit C: Property Appraiser's summary and aerial photo depicting the property before the tree clearing began.

Code Compliance Officer J.C. Charlton testified that his initial inspection was conducted on May 12, 2021 at which time the violation was confirmed. This vacant residential lot was completely cleared. The Notice of Violation was issued on May 12, 2021. The Notice of Hearing was issued on June 17, 2021. He has had contact with JOEL RAPPE who stated that he did not know he needed a permit to clear the lot.

Joanna Coutu, Land Development Director, testified that this violation was particularly concerning because of the extra protected status of this property and referred to the Special Master to Section 5735 of the LDC.

Joel Rappe testified that he cleared the lot to facilitate a seawall being built. He realizes now that he violated County Code.

Special Master Christian Waugh states that he is not sure that LDC Section 4002(B) applies to this case based upon the exemption language contained in that LDC section.

Assistant County Attorney Beth Antrim clarifies the County's position by stating that the property owner is developing the property without a permit and therefore the exemption stated in LDC Section 4002(B) does not apply.

Special Master Order: The Special Master finds that LDC Section 4002(B) does apply and accepts the County's interpretation of that Section.

Respondents are in violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondents are ordered to pay a one-time fine of \$1,000.00. This fine will be recorded and will constitute a lien on the real or personal property of JOEL & ANGELA RAPPE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recordings. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Tina M. Lane, Code Compliance Case No. 2141844, Case 5

Nature of Violation: Repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 27, 2021, June 9, 2021 and July 20, 2021; Exhibit B: copy of the Administrative Complaint and Notice of Hearing for a repeat violation, Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No.273708.

Code Officer Matt Hampton testified that this property was previously found guilty of the same violation on November 18, 2020 in Case No. 273708. The violation in that case abated on February 2, 2021. His initial inspection for this repeat violation was conducted on May 27, 2021 at which time the violation was confirmed. A subsequent inspection was conducted on July 20, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on June 9, 2021. He has had contact with the Respondent who stated that he is allowing the violation to continue out of spite to his neighbors who continue to complain to the County. Upon his final inspection for this case on July 20, 2021, the property remains in violation.

Linda Bernardo, a neighbor, testified that the property owner is constantly bringing items to the property which he dismantles and leaves the pieces all over the property.

Special Master Order: The Special Master finds that this property is in violation and further finds that the property owner's statements are aggravating factors requiring a higher fine.

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

A total fine from May 27, 2021 through July 20, 2021 of \$300.00 per day for 55 days for a total of \$16,500.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the TINA M. LANE. A fine of \$500.00 per day will be imposed from July 21, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the TINA M. LANE. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by

County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Timothy Salisbury, Code Compliance Case No. 276351, Case 6

Nature of Violation: Violation of Land Development Code Section 4002(8): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on May 22, 2020, June 22, 2021 and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Compliance Officer George Pierson testified that his initial inspection was conducted on May 22, 2020 at which time the violation was confirmed. The entire lot was cleared. He spoke with the property owner who indicated that he would be applying for a Building Permit and asked for additional time to do so. The Notice of Violation was issued on May 17, 2021 and the Notice of Hearing was issued on June 22, 2021. As of his final inspection on July 20, 2021, the property was still in violation.

Joanna Coutu, Land Development Director, testified that not only has the property been cleared, but that a driveway built with an impervious surface has been installed.

Special Master Order: The Special Master finds that this property has been cleared without a permit allowing for development.

Respondent is in violation of Land Development Code Section 4002(B): A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

The Respondent is ordered to pay a one-time fine of \$500.00. This fine will be recorded and will constitute a lien on the real or personal property of TIMOTHY SALISBURY. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recordings. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Richard H. Morgan, Code Compliance Case No. 2140219, Case 7

Nature of Violation: Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 5, 2021, June 1, 2021 and July 20, 2021 and a copy of the Property Appraiser's property summary indicating that this property is vacant; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Officer J.C. Charlton testified that his initial inspection was conducted on May 5, 2021, at which time the violation was confirmed. There were two conex containers and construction equipment on the property. Subsequent inspections were conducted on June 1, 2021 and July 20, 2021. A Notice of Violation was issued on May 5, 2021. The Notice of Hearing was issued on June 7, 2021. He has not had contact with the Respondent who stated he intends to build a home on the property at some point. Upon his final inspection on July 20, 2021, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is vacant property without a permit to building a residential home. She further stated that the property owner also installed two driveway aprons which must be removed.

Special Master Order: The Special Master finds that the violation stated above does exist at this property.

Respondent is in violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondent can abate the violation by removing any and all items stored on the property until a principal use structure is established.

The Respondent shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of RICHARD H. MORGAN. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Erik Juntunen and Raguel Hernandez, Code Compliance Case No. 2134468, Case 8

Notice of Violation: Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondents were not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 3, 2021, June 7, 2021, and July 20, 2021; and Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on March 3, 2021, at which time the violation was confirmed. He observed an old bus, a tent and other camping equipment. Subsequent inspections were conducted on April 13, 2021, June 7, 2021, July 6, 2021 and July 20, 2021. A Notice of Violation was issued on March 3, 2021. The Notice of Hearing was issued on June 7, 2021 and posted at the property on July 6, 2021. He has had contact with the Respondents. Upon his final inspection on July 20, 2021, the property remains in violation with even more camping equipment present.

Citrus County Land Development Director Joanna Coutu testified that this is residential vacant property without any permits or permit applications.

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above.

Respondents are in violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements: (A) Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

The Respondents can abate the violation by removing any and all items stored on the property until a principal use structure is established.

The Respondents shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ERIK JUNTUNEN & RAQUEL HERNANDEZ. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Jacqueline Bilodeau, Code Compliance Case No. 2144195, Case 9

Nature of Violation: Repeat violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on June 25, 2021, June 29, 2021, July 9, 2021, July 16, 2021 and July 20, 2021; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit, photograph of the posting at the property and certified mail receipt; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 273421.

Code Officer Amy Becker that this is a repeat violation. Her initial inspection was conducted on June 25, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 29, 2021, July 9, 2021, July 16, 2021 and July 20, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on June 29, 2021 and posted at the property and the Lecanto Government Building on June 29, 2021. She has had contact with the Respondent's son. Upon her final inspection for this case on July 20, 2021, the property remains in violation.

Jacqueline Bilodeau testified that the vehicles belong to her son and will not remove them. She does not know what to do to make her son remove the unlicensed/inoperable vehicles.

Special Master Order: The Special Master finds that while he understands that the vehicles belong to her son, she is the owner and is responsible for the property.

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered.

A total fine from June 25, 2021 through July 20, 2021 of \$150.00 per day for 26 days for a total of \$3,900.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the JACQUELINE BILODEAU. A fine of \$200.00 per day will be imposed from July 21, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the JACQUELINE BILODEAU. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Jacqueline Bilodeau, Code Compliance Case No. 2143685, Case 10

Nature of Violation: Repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on June 25, 2021, June 29, 2021, July 9, 2021, and July 20, 2021; Exhibit B:

copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit and photograph of the posting at the property; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 273422.

Code Officer Amy Becker testified that this property was previously found guilty of the same violation on June 17, 2020 in Case No. 273422. The violation in that case abated on August 12, 2020. Her initial inspection for this repeat violation was conducted on June 18, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 25, 2021, June 29, 2021, July 9, 2021 and July 20, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on June 29, 2021 and posted at the property and the Lecanto Government Building on June 29, 2021. She has had contact with the Respondent's daughter. Upon her final inspection for this case on July 20, 2021, the property remains in violation.

Jacqueline Bilodeau testified that she has hired someone to clean the property and is doing the best she can under the circumstances.

Special Master Order: The Special Master finds that the property is in violation, but that the Respondent has proved some financial hardship.

Citrus County Code of Ordinance sSection 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

A total fine from June 18, 2021 through July 20, 2021 of \$100.00 per day for 33 days for a total of \$3,300.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the JACQUELINE BILODEAU. A fine of \$100.00 per day will be imposed from July 21, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the JACQUELINE BILODEAU. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Langdon D. Bishop. Code Compliance Case No. 2144533. Case 11

Nature of Violation: Repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on July 1, 2021, July 2, 2021, and July 20, 2021; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit and photograph of the posting at the property; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 284434.

Code Officer Alan Jonason testified that this property was previously found guilty of the same violation on October 21, 2020 in Case No. 284441. The violation in that case abated on October 26, 2020. His initial inspection for this repeat violation was conducted on July 1, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 2, 2021 and July 20, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on July 1, 2021 and posted at the property and the Lecanto Government Building on July 2, 2021. He has not contact with the Respondent. Upon his final inspection for this case on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that a repeat violation does exist at this property.

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

A total fine from July 2, 2021 through July 20, 2021 of \$300.00 per day for 19 days for a total of \$5,700.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the LANGDON D. BISHOP. A fine of \$350.00 per day will be imposed from July 21, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the LANGDON D. BISHOP. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Langdon D. Bishop, Code Compliance Case No. 2144537, Case 12

Nature of Violation: Repeat Violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent was not present despite notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on July 1, 2021, July 2, 2021, and July 20, 2021; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit and photograph of the posting at the property; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 284441.

Code Officer Alan Jonason testified that this property was previously found guilty of the same violation on October 21, 2020 in Case No. 284441. The violation in that case abated on October 26, 2020. His initial inspection for this repeat violation was conducted on July 1, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 2, 2021 and July 20, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on July 1, 2021 and posted at the property and the Lecanto Government Building on July 2, 2021. He has not contact with the Respondent. Upon his final inspection for this case on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that even though the unlicensed/inoperable vehicles are different from the previous Case (Case No. 214441, there is still a REPEAT violation of the ordinance listed above.

Citrus County Code of Ordinances Section 19-24 defines "repeat violation" as follows: Repeat violation shall mean a violation of a provision of county codes by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations.

Violator shall mean the person creating or permitting the violation of any provision of the county codes, or a person who owns, controls, or is otherwise responsible for the real property upon which the violation occurred.

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered.

A total fine from July 2, 2021 through July 20, 2021 of \$150.00 per day for 19 days for a total of \$2,850.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the LANGDON D. BISHOP. A fine of \$175.00 per day will be imposed from July 21, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the LANGDON D. BISHOP. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Epsine R. Carmichael and Timothy N. Witt. Code Compliance Case No. 2140426. Case 13

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondents were not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, May 20, 2021, June 8, 2021, June 23, 2021 and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on May 20, 2021, June 8, 2021, June 23, 2021 and July 20, 2021. The Notice of Violation was issued on May 6, 2021. The Notice of Hearing was issued on June 8, 2021. She has not had contact with the Respondent. Upon her final inspection on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that junkyard conditions exist at this property.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondents can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

The Respondents shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of EPSTINE R. CARMICHAEL & TIMOTHY N. WITT. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Peter L. and Robert W. Johnson, Code Compliance Case No. 2142597, Case 14

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 8, 2021, June 22, 2021 and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer J.C. Charlton testified that his initial inspection was conducted on June 8, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 22, 2021 and July 20, 2021. The Notice of Violation was issued on June 8, 2021. The Notice of Hearing was issued on June 22, 2021. He has not had contact with the Respondent. Upon his final inspection on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the severity of junkyard conditions at this property is an aggravating factor requiring a higher fine.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter

receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of PETER

L. & ROBERT W. JOHNSON. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Katherine Joan Omalley, Code Compliance Case No. 2140125, Case 15

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, June 1, 2021 and July 20, 2021 and a report from Environmental Health; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 1, 2021 and July 20, 2021. The Notice of Violation was issued on May 6, 2021. The Notice of Hearing was issued on June 4, 2021. He has had contact with the Respondent's daughter who indicated that the property owner had recently died. Upon his final inspection on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation, and takes notice of the fact that the Respondent may be deceased.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered.

The Respondent shall abate the violation no later than 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of KATHERINE JOAN OMALLEY. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Katherine Joan Omalley. Code Compliance Case No. 2140124. Case 16

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, June 1, 2021 and July 20, 2021 and a report from Environmental Health; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 1, 2021 and July 20, 2021. The Notice of Violation was issued on May 6, 2021. The Notice of Hearing was issued on June 4, 2021. He has had contact with the Respondent's daughter who indicated that the Respondent recently passed away. Upon his final inspection on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation, and takes notice of the fact that the Respondent may be deceased.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent can abate the violation by removing the junk and debris from the property or placing it in a permitted enclosed structure.

The Respondent shall abate the violation no later than 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of KATHERINE JOAN OMALLEY. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Alison Vickers, Code Compliance Case No. 2142683, Case 17

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 9, 2021, June 29, 2021 and July 20, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 9, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 20, 2021 and July 20, 2021. The Notice of Violation was issued on June 9, 2021. The Notice of Hearing was issued on June 29, 2021. He has not had contact with the Respondent. Upon his final inspection on July 20, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondent can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered.

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ALISON VICKERS. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

G. Other**Business:**

NONE

H. Adjourn 11:29 a.m.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 110 North Apopka Avenue, Inverness, Florida 34450; (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 41-6580

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Department of Growth Management, Code Compliance Division July 21,
2021 Special Master Hearing

G. OTHER BUSINESS**H. ADJOURN**

The meeting was adjourned at