

BOARD OF COUNTY COMMISSIONERS OF CITRUS COUNTY, FLORIDA
Lecanto Government Building Room 166
3600 W. Sovereign Path, Room 166, Lecanto, FL 34461

AGENDA

August 18, 2021 9:00 AM

Scott McKinney, Code Compliance Director Laurie Speros, Legal Secretary	Charles R. Oliver, County Administrator Denise A. Dymond Lyn, County Attorney
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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

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

D.1. Special Magistrate Minutes June 2021

Approve Minutes from June 16, 2021

E. STAFF UPDATE (ABATED & CONTINUED)

E.1. Special Magistrate Hearing

Special Magistrate Hearing Agenda Summary

F. OLD & NEW CASES

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Minutes June 2021				
AGENDA DATE:	August 18, 2021				
<u>BRIEF OVERVIEW:</u>					
<< BRIEF OVERVIEW HERE >>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u>					
Approve Minutes from June 16, 2021					

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
MINUTES
WEDNESDAY, June 16, 2021 @ 9:00 A.M.
3600 W. Sovereign Path
Lecanto, Florida 34461**

Christian W. Waugh, Special Master

A. Call to Order

Christian W. Waugh called the June 16, 2021 Hearing to order at 9:00 a.m.

B. Pledge to Flag

Christian W. Waugh opened with the Pledge of Allegiance.

- 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: Christian W. Waugh

STAFF PRESENT: **Code Officers** – Amy Becker, J.C. Charlton, Matt Hampton, Alan Jonason

Recording Secretary -- Laurie M. Speros

Assistant County Attorney -- Beth Antrim

ALSO PRESENT: **Deputy: J. Bass**

D. Staff Update (Abated & Continued)

Code Compliance Director Scott McKinney did not read the following abated cases into the record as they were posted outside of the meeting room:

Abated Cases

<u>Name</u>	<u>Case #</u>
Borden Cynthia Jean	2137907
Bracken Kevin	2136647
Carter Bennett C.	2127269
Daniels Barbra Ellen, Attn: Samantha Yearwood	2136238
Day Andrea	2140760

Dennison Valerie Ann	2139552
Grantham Katherine	2129653
Hale Anthony	2135701
Hale Anthony	2135702
Hebson Suzan A Trustee, Susan A. Hebson Living Trust	2138202
Isaman Cheryl Ann	2137688
Johnson William A. Jr.	2140101
Metz Kyle A.	2138328
Starkey Billy Joe	2137373
Stasio Joseph and Mottola Lucy Anne	2141537
Struble Allan and Struble Lynette	2135704
Westmoreland Tiffany	2140370

Code Compliance Director Scott McKinney read the following continued cases into the record:

Continued Cases

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
NONE		

E. Old & New Cases (Listed in Alphabetical order)

Cases to be Heard:

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Experts on case</u>
Ambrose Saunders Joseph D	280136	A. Jonason	Joanna Coutu
Boynton George A and Edlund Edith L	2135686	M. Hampton	Amy Emminger
Chevere Jose and Chevere Senia	2135682	M. Hampton	Amy Emminger
Christopher David Howard	2140684	J. Charlton	
Christopher David Howard	2140683	J. Charlton	
Copp Peter	2135689	M. Hampton	Amy Emminger
Daniels Barbra Ellen, Attn Samantha Yearwood	2136962	A. Jonason	
Dennis Wayne and Dennis Diane	2137443	A. Jonason	
Dunmire Ronald W and Dunmire Geraldine R	2135687	M. Hampton	Amy Emminger
Ferguson Alicia	2137665	A. Jonason	
Franklin Brandi N	2133803	M. Hampton	
Glader Christine A	2139421	J. Charlton	
Heafner Brenda and Frock Amanda	2140813	A. Becker	
Horn Dallas R and Horn Gabriel, Horn Gavin E, Horn Laila R	2135677	M. Hampton	Amy Emminger
Lee Nancy M, Lee John P III, Lee Martin B	2136754	A. Jonason	
Lee Nancy M, Lee John P III, Lee Martin B	2137071	A. Jonason	
Losasso Theresa	2137681	A. Jonason	
Means Charles R and Means Loretta	2135685	M. Hampton	Amy Emminger
Mehranipornejad Ebrahim & Carol	271254	J. Charlton	
Mohammed Jaleel K	2137358	J. Charlton	Joanna Coutu

Name	Case #	Officer	Experts on case
Mullen Phillip F and Mullen Melissa M	2135684	M. Hampton	Amy Emminger
Peterson Frank R	2135681	M. Hampton	Amy Emminger
Schleitwiler Kimberly R	276820	J. Charlton	Debra Burns
Skeens Jordan E and Dugan Shane R	2136240	J. Charlton	Joanna Coutu
Soldier Boy Properties Inc.	2138113	A. Jonason	
Stewart Kenneth	2140378	A. Becker	
Stewart Kenneth	2140512	A. Becker	
Tendler Minnie, Ellison James Noah, Tendler Lona Susanne Ivy	2136169	J. Charlton	

Kimberly R. Schleitwiler, Code Compliance Case No. 276820, Case 1

Nature of Violation: A violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, Notice of Violation, Notice of Hearing and certified mail return receipt.

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

Code Officer J.C. Charlton testified that he received the complaint from Citrus County Utilities on January 6, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on February 16, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact with the Respondent. As of June 15, 2021, no permits have been applied for by the Respondent to connect to public water.

Debra Burns, Utility Accounts Analyst, testified that the Respondent came to her office on October 1, 2020 and set up the account and signed the lien agreement to finance the connection fees, but has done nothing since. There have been no payments made on the lien agreement and no permits applied for. Ms. Burns has tried to contact the Respondent regarding the missed payments without success. She also dispatched a technician to the property to physically inspect the property for a connection and none was found.

Special Master Order: The Special Master finds that the Respondent completed the first steps towards complying with ordinance, but has done nothing since to connect to public water as required.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondent can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

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 KIMBERLY R. SCHLEITWILER. 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.

Ebrahim & Carol Mehranipornejad, Code Compliance Case No. 271254, Case 2

***** Fine Appeal *****

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh on June 16, 2021, on an appeal from a fine originally ordered on December 16, 2020, after the property was found to be in violation of Citrus County Land Development Code 2401. Low Intensity Coastal and Lakes District (CL). This category designates those areas having environmental characteristics sensitive to development and therefore should be protected. No land use amendment that would increase residential density should be approved except for the Planned Unit Development standards where allowed. No additional high intensity non-residential land uses, specifically new GNC and IND, shall be allowed in the Coastal, Lakes and River region. Where preservation is not possible, only the lowest intensity development shall be allowed. To Wit: non-complying with allowable uses within comprehensive plan and this Land Development Code.

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

1. Respondents have still failed to correct the violations on the property.
2. However, the Special Master inadvertently failed to indicate that the activity violating the Land Development Code needed to case by a date specific.
3. The Special Master is constrained to follow the terms of the written order and, based on the wording of the December 16, 2020 Order, the action ordered by the Special Master was performed by the date ordered on February 21, 2021.

4. An amended order regarding the violation will be issued that corrects the inadvertent omission and which will comport with the oral ruling at the hearing.

As a result of the foregoing, it is hereby,

ORDERED AND ADJUDGED that:

The appeal is SUSTAINED. The Fine Order is overruled and no fine shall be levied as a result of the Fine Order that was executed regarding the December hearing.

George A. Boynton and Edith L. Edlund, Code Compliance Case No. 2135686, Case 3

Nature of Violation: A violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt of the 365-day notice, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

The Respondent GEORGE A. BOYNTON was present.

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021 and posted at the property on June 2, 2021. He has not had contact with the Respondents. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Amy Emminger, Utility Accounts Analyst, testified that she sent the 365-day notice on February 7, 2020 and has not had contact with either Respondent until the morning of this hearing when she spoke with George A. Boynton and Michael Ramsey who is purchasing the property from Mr. Boynton. Ms. Emminger testified that she explained the fees and process of connecting to public water to both Mr. Boynton and Mr. Ramsey.

George A. Boynton testified that his wife took care of everything regarding this home, but Edith L. Edlund has recently passed away and he did not know about the violation at the property. He also stated that he is in the process of signing a quit claim deed to Michael Ramsey.

Michael Ramsey testified that he will be recording a quit claim deed to the property after this hearing and he has every intention of connecting to public water.

Special Master Order: The Special Master finds that the Respondents have failed to connect to public water as required.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondents can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of GEORGE A. BOYNTON & EDITH L. EDLUND. 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.

Joseph D. Ambrose Saunders, Code Compliance Case No. 280136, Case 4

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a 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 present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 8, 2021, May 12, 2021 and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Officer Alan Jonason testified that this property has had 13 previous violations for junkyard conditions which resulted in \$40,159.29 in liens dating back to 2014. He also stated that in July, 2019 Judge Mark Yerman found Mr. Ambrose Saunders guilty of unlawful accumulation of junk and debris and sentenced Mr. Ambrose Saunders to 10 days in County jail. Officer Jonason testified that the mobile home and all other structures on this property were demolished by the County as a result of

continued slum conditions on July 1, 2020. The initial inspection for this violation was conducted on April 8, 2021, at which time the violation was confirmed. There was a tent and a structure constructed from wooden panels, and many other items on this vacant property. Subsequent inspections were conducted on April 12, 2021, May 12, 2021 and June 15, 2021. A Notice of Violation was issued on April 12, 2021. The Notice of Hearing was issued on May 12, 2021. He has had contact with the Respondent. Upon his final inspection on June 15, 2021, the property is still in violation.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned CLR-MH (Coastal Lakes Region-Mobile Home). She testified that there is no primary structure associated with this property.

Joseph D. Ambrose Saunders testified that the County has been harassing him and that the wood panels were left by the County when they demolished his property. He stated that he is living with his mother who will not allow him to keep his belongings at her home. He has nowhere else to put his belongings and does not understand why he cannot keep them on his property.

Special Master Christian W. Waugh took a moment to explain the violation to the Respondent.

Special Master Order: The Special Master finds that there are various items being stored on this vacant parcel which does not have a primary structure. The Special Master additionally finds that the past violations at this property constitute an aggravating factor.

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 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOSEPH D. AMBROSE SAUNDERS. 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.

Jaleel K. Mahammed, Code Compliance Case No. 2137358, Case 5

Nature of Violation: After an investigation by Code Officer J.C. Charlton, a notice of violation was issued to the Respondent alleging a 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 notice of the date and time of the hearing being posted at the property and the Lecanto Government Building.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on April 12, 2021, May 6, 2021, and June 15, 2021 and a copy of the Property Appraiser's property record listing this property as vacant; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on April 12, 2021, at which time the violation was confirmed. There was an RV, trailer filled with debris and other items on this vacant property. Subsequent inspections were conducted on May 6, 2021, June 1, 2021 and June 15, 2021. A Notice of Violation was issued on April 15, 2021. The Notice of Hearing was issued on May 11, 2021. He has not had contact with the Respondent. Upon his final inspection on June 15, 2021, the property is still in violation.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned CLR (Coastal Lakes Region) and there is no record of a principal use associated with it.

Special Master Order: The Special Master finds that there are various items being stored on this vacant parcel which does not have a primary structure.

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 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 JALEEL K. MOHAMMED. 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.

Peter Copp, Code Compliance Case No. 2135689, Case 6

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor

owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations.”

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, the certified mail receipt of the 365-day notice, Notice of Violation, Notice of Hearing and certified mail return receipt of the Notice of Hearing.

Robert Copp was present on behalf of the Respondent who is his brother.

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact with the Respondent. As of June 15, 2021, the property is still in violation.

Amy Emminger testified that the 365-day notice was sent on February 7, 2020 via certified mail. She stated that Robert Copp has paid the fees and a meter has been installed. She testified that all that remains to be done is the connection to the meter, disconnection of the well and a final inspection.

Robert Copp testified that Peter Copp cannot travel to Citrus County due to work constraints. Robert Copp has been taking care of connecting to public water on his brother’s behalf. He stated that the connection to public water has been made.

Special Master Order: The Special Master finds that technically, the property is in violation of failing to connect to public water, but that a final inspection performed by the County may indicate that the violation has been abated.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), “All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations.”

The Respondent can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

This case will be continued to July 21, 2021. If the violation has not abated by that date, a penalty of \$50.00 per day beginning on June 16, 2021 and continuing until the violation has abated will be imposed. This fine will be recorded and will constitute a lien on real or personal property of PETER COPP. 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.

Jordan E. Skeens and Shane R. Dugan, Code Compliance Case No. 2136240, Case 7

Nature of Violation: After an investigation by Code Officer J.C. Charlton, a notice of violation was issued to the Respondents alleging a 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.

Jordan E. Skeens was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 25, 2021, May 6, 2021, and June 15, 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, posting affidavit and photograph of the posting of the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on March 25, 2021, at which time the violation was confirmed. Subsequent inspections were conducted on May 6, 2021, June 2, 2021 and June 15, 2021. A Notice of Violation was issued on March 25, 2021. The Notice of Hearing was issued on May 11, 2021. He has had contact with Shane R. Dugan who stated that he would remove everything from the property. Upon his final inspection on June 15, 2021, all of the previous items remain on the property and there is now a camper on the property as well.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned CLR (Coastal Lakes Region) with no primary structure.

Jordan Skeens testified that was not aware that the items depicted in the photographs were on the property. He lives in Clearwater and knew that Mr. Dugan was using the property and did not know that property without a principal structure could not be used to store items. He knows that Mr. Dugan has no where else to live besides this vacant property, but will make sure that all items are removed. He just needs more time to accomplish this.

Special Master Order: The Special Master finds that there are various items being stored on this vacant parcel which does not have a primary structure.

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 120 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 JORDAN E. SKEENS & SHANE R. DUGAN. 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.

Ronald W. Dunmire and Geraldine R. Dunmire, Code Compliance Case No. 2135687, Case 8

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt for the 365-day notice, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property.

The Respondent was present.

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021 and posted at the property on June 3, 2021. He has not had contact with the Respondent. As of June 15, 2021, no permits have been applied for by the Respondent to connect to public water.

Utility Accounts Analyst Amy Emminger testified that the Respondent has not taken any steps to connect to public water. She has spoken to Mr. Dunmire many times. She testified that she also supplied Mr. Dunmire with information of any waivers that may be available to him such as a medical exemption.

Ronald Dunmire testified that he is aware of the violation. He is happy with his well water, is opposed to the connection requirement and will not comply.

Special Master Order: The Special Master finds that the Respondent has failed to connect to public water as required. The Special Master additionally finds that the Respondent's failure to comply is willful and thus an aggravating factor.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondent can abate the violation by contacting Citrus County Utilities and connecting to potable water supply or by obtaining a waiver from the County.

The Respondent shall abate the violation by connecting to potable water supply or by obtaining a waiver from the County no later than 90 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 RONALD W. DUNMIRE. 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.

Dallas R. Horn, Gabriel Horn, Gavin E. Horn & Laila R. Horn, Code Compliance Case No. 2135677, Case 9

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, Notice of Violation, Notice of Hearing and certified mail receipt for the Notice of Hearing.

Gabriel Horn was present.

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondents on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He spoke with the Respondent Gabriel Horn on June 15, 2021. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Utility Accounts Analyst Amy Emminger testified that the 365-day notice was sent via certified mail on February 7, 2020. She stated that no action has been taken by the Respondents to connect to public water.

Gabriel Horn testified that he does not live at the property and was not aware of the violation because the people living at the property did not advise him of the notices that were mailed to the property. He has recently been made aware of the requirement to connect to public water and wants to comply but he is having financial issues.

Special Master Order: The Special Master finds that the Respondents have failed to connect to public water as required.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondents can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

The Respondents 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 DALLAS R., GABRIEL, GAVIN E. & LAILA R. HORN. 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.

Barbra Ellen Daniels, Attn Samantha Yearwood, Code Compliance Case No. 2136962, Case 10

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondents alleging a 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 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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 1, 2021, May 21, 2021 and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 1, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 5, 2021, May 7, 2021, May 21, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on April 5, 2021. The Notice of Hearing was issued on May 21, 2021 and posted at the property and the Lecanto Government Building on June 2, 2021. He has had contact with a tenant at the property who has been working to abate the violation. Upon his final inspection on June 15, 2021, the property remains in violation.

Tenant Melanie McDonnell was present and testified that the truck on the property belongs to someone else who will be removing it within the next few days. She stated further that she is working to have the travel trailer scrapped.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

Respondents are 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 Respondents 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 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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of BARBRA ELLEN DANIELS, ATTN SAMANTHA YEARWOOD. 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.

Frank R. Peterson, Code Compliance Case No. 2135681, Case 11

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt of the 365-day notice, Notice of Violation, Notice of Hearing and certified mail return receipt of the Notice of Hearing.

The Respondent was present.

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact with the Respondent. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Utility Accounts Analyst Amy Emminger testified that she has had contact with the Respondent and met with him on November 17, 2020 and explained to him what needed to be done to comply with connection requirement.

Frank R. Peterson testified on October 5, 2018 a paving company (PaveRite) informed him that part of his fence needed to be removed in order for the company to perform paving work on an adjacent road. Mr. Peterson stated that he was told that since his property is not on Cardinal Street, he would not have to connect to public water. He also stated that he cannot find a plumber willing to do the extensive work required. He wanted to make it clear that he is not disregarding the issue; he is just getting conflicting answers about what is required.

Amy Emminger stated that she was not aware of the extreme distance required for Mr. Peterson to connect and that the County does offer a waiver based on his type of situation. She stated that if Mr. Peterson could have a plumber submit a letter stating the facts Mr. Peterson could be entitled to waiver. She did mention that if the water lines were extended from Cardinal Street to Canna Lily Avenue, the Respondent would then be required to connect to public water.

Special Master Order: The Special Master finds that the Respondent has failed to connect to public water as required.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondent can abate the violation by contacting Citrus County Utilities and connecting to potable water supply or by obtaining a waiver from the County.

The Respondent shall abate the violation by connecting to potable water or by obtaining a waiver from the County 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 FRANK R. PETERSON. 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.

Wayne Dennis and Diane Dennis, Code Compliance Case No. 2137443, Case No. 12

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondents alleging a 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 Respondents were 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 April 12, 2021, April 27, 2021, May 18, 2021 and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 1, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 5, 2021, May 7, 2021, May 21, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on April 27, 2021. The Notice of Hearing was issued on May 18, 2021. He has had contact with the Respondents. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

Respondents are 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 Respondents 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 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 WAYNE & DIANE DENNIS. 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.

Kenneth Stewart, Code Compliance Case No. 2140378, Case 13

Nature of Violation: After an investigation by Code Amy Becker, a notice of violation was issued to the Respondent alleging a 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 and via posting at the property and the Lecanto Government Building.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 7, 2021, May 21, 2021, June 3, 2021 showing the posting of the property, and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, certified mail receipt, posting affidavit.

Code Officer Amy Becker testified that her initial inspection was conducted on May 7, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on May 21, 2021, June 3, 2021 and June 15, 2021. The Notice of Violation was issued on May 7, 2021. The Notice of Hearing was issued on May 21, 2021 and posted at the property and the Lecanto Government Building on June 3, 2021. She has had contact with the Respondent and with the tenant at the property. She stated that both the Respondent and the tenant have been cooperative. Upon her final inspection on June 15, 2021, the property is much improved, but remains in violation.

Tenant John O'Donnell was present and testified that he is trying to build a fence to shield the remaining items from public view but his progress is hampered due to a lumber shortage.

Special Master Order: The Special Master finds that progress is being made, but that miscellaneous junk and debris remain on the property.

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 60 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 KENNETH STEWART. 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.

Kenneth Stewart, Code Compliance Case No. 2140512, Case 14

Nature of Violation: After an investigation by Code Officer Amy Becker, a notice of violation was issued to the Respondent alleging a 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 and via posting at the property and the Lecanto Government Building.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 7, 2021, May 21, 2021, June 3, 2021 showing the posting of the property, and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, certified mail receipt, posting affidavit.

Code Officer Amy Becker testified that her initial inspection was conducted on May 7, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on May 21, 2021, June 3, 2021 and June 15, 2021. The Notice of Violation was issued on May 7, 2021. The Notice of Hearing was issued on May 21, 2021 and posted at the property and the Lecanto Government Building on June 3, 2021. She has had contact with the Respondent and with the tenant at the property. She stated that both the Respondent and the tenant have been cooperative. Upon her final inspection on June 15, 2021, an untagged pickup truck remains on the property.

Tenant John O'Donnell was present and testified that he is in the process of building a fence to shield the truck from public view but its progress is hampered due to a lumber shortage.

Special Master Order: The Special Master finds that an untagged vehicle remains in the property.

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 60 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 KENNETH STEWART. 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.

Charles R. Means and Loretta Means, Code Compliance Case No. 2135685, Case 15

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt for the 365-day

notice, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

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 testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact with the Respondents. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Utility Accounts Analyst Amy Emminger testified that the 365-day notice was sent via certified mail on February 7, 2021. She has had contact with Tressie Means, the grandmother of Charles R. Means.

Tressie Means was present and testified that she has power of attorney for her grandson Charles R. Means and just obtained power of attorney for Loretta Means the day before this hearing. She stated that she will be paying the required fees this morning and will complete the connection as soon as possible.

Special Master Order: The Special Master finds that the Respondents have failed to connect to public water as required.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondents can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of CHARLES R. & LORETTA MEANS. 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.

Christine A. Glader, Code Compliance Case No. 2139421, Case 16

Nature of Action: After an investigation by Code J.C. Charlton, a notice of violation was issued to the Respondent alleging a 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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on April 22, 2021, May 6, 2021 and June 15, 2021; 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 April 22, 2021 at which time the violation was confirmed. There was a trailer with debris on it and a broken lawnmower. Subsequent inspections were conducted on May 6, 2021 and June 15, 2021. The Notice of Violation was issued on April 22, 2021. The Notice of Hearing was issued on May 11, 2021. He has had contact with the Respondent who has been very cooperative. Upon his final inspection on June 15, 2021, the property remains in violation.

Christine A. Glader testified that the trailer and lawnmower belong to a previous landscaper who she has been trying to find since he left the equipment on her property in the fall of 2020 without success. She recently contacted the Citrus County Sheriff who advised her that the property is considered abandoned. She found a new landscaper who has removed the trailer and broken lawnmower the morning of this morning.

Special Master Order: The Special Master finds that an inspection of the property after this hearing may find the property in compliance and is therefore continuing this case to July 21, 2021.

This case shall be continued to July 21, 2021 pending an inspection of the property. If an inspection finds the property to be in compliance, this case shall be dismissed.

Brenda Heafner and Amanda Frock, Code Compliance Case No. 2140813, Case 17

Nature of Violation: After an investigation by Code Amy Becker, a notice of violation was issued to the Respondents alleging a 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 and via posting at the property and the Lecanto Government Building.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 12, 2021, May 20, 2021, June 3, 2021 showing the posting of the property and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, certified mail receipt and posting affidavit.

Code Officer Amy Becker testified that her initial inspection was conducted on May 12, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on May 20, 2021, May 28, 2021, June 3, 2021 and June 15, 2021. The Notice of Violation was issued on May 12, 2021. The Notice of Hearing was issued on May 28, 2021 and posted at the property and the Lecanto Government Building on June 3, 2021. She has had contact with AMANDA FROCK. Upon her final inspection on June 15, 2021, there has been improvement, but the property remains in violation.

Special Master Order: The Special Master finds that miscellaneous junk and debris remains on the 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 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 BRENDA HEAFNER & AMANDA FROCK. 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.

Jose Chevere and Senia Chevere, Code Compliance Case No. 2135682, Case 18

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt for the 365-day notice, Notice of Violation, Notice of Hearing and certified mail return receipt for the Notice of Hearing.

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

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact with the Respondents. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Utility Accounts Analyst Amy Emminger testified that she has had contact with the Respondents who have paid the deposit and signed the lien agreement for the connection fees on June 2, 2021. A final inspection is required to completely abate the violation.

Special Master Order: The Special Master finds that the Respondents have failed to completely connect to public water as required.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondents can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

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 JOSE & SENIA CHEVERE. 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.

David Howard Christopher, Code Compliance Case No. 2140684, Case 19

Nature of Violation: After an investigation by Code Officer J.C. Charlton, a notice of violation was issued to the Respondents alleging a 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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, May 11, 2021, May 25, 2021, June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that this is the fourth violation of this ordinance. He testified that the his initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. There was one inoperable vehicle and one untagged vehicle. Subsequent inspections were conducted on May 11, 2021, May 25, 2021, June 1, 2021 and June 15, 2021. The Notice of Violation was issued on May 11, 2021. The Notice of Hearing was issued on May 27, 2021 and posted at the property and the Lecanto Government Building on June 1, 2021. He has had contact with the Respondent many times. Officer Charlton testified that in the past the Respondent abates the violation just long enough for the case to be closed and then the violation emerges again. Upon his final inspection for this case on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that there are inoperable/untagged vehicles on the property. The Special Master additionally finds that the repeated violations at the property are aggravating factors.

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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$350.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DAVID HOWARD CHRISTOPHER. 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.

David Howard Christopher, Code Compliance Case No. 2140683, Case 20

Nature of Violation: After an investigation by Code J.C. Charlton, a notice of violation was issued to the Respondent alleging a 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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, May 11, 2021, May 25, 2021, June 1, 2021 and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that this is the fourth violation of this ordinance. He testified that the his initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. There was one inoperable vehicle and one untagged vehicle. Subsequent inspections were conducted on May 11, 2021, May 25, 2021, June 1, 2021 and June 15, 2021. The Notice of Violation was issued on May 11, 2021. The Notice of Hearing was issued on May 27, 2021 and posted at the property and the Lecanto Government Building on June 1, 2021. He has had contact with the Respondent many times. Officer Charlton testified that in the past the Respondent abates the violation just long enough for the case to be closed and then the violation emerges again. Upon his final inspection for this case on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that there is miscellaneous junk and debris on the property. The Special Master additionally finds that the repeated violations at the property are aggravating factors.

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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$350.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DAVID HOWARD CHRISTOPHER. 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.

Phillip F. Mullen and Melissa M. Mullen, Code Compliance Case No. 2135684, Case 21

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondents alleging a violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: copies of the 365-day notice from Citrus County Water Resources, certified mail receipt of the 365-day notice, Notice of Violation, Notice of Hearing and certified mail receipt of the Notice of Hearing.

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

Code Officer Matt Hampton testified that he received the complaint from Amy Emminger, Utility Accounts Analyst for Citrus County Water Resources on March 16, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on March 24, 2021. A Notice of Hearing for the June 16, 2021 hearing was issued on May 12, 2021. He has not had contact

with the Respondents. As of June 15, 2021, no permits have been applied for by the Respondents to connect to public water.

Utility Accounts Analyst Amy Emminger testified that the 365-day notice was sent via certified mail on February 2, 2020. She has not had any contact with the Respondents and they have not taken any steps to comply with the County's requirement to connect to public water.

Special Master Order: The Special Master finds that the Respondents have failed to connect to public water as required.

Respondents are in violation of Citrus County Code of Ordinances, Chapter 42, Article II, Section 42-39(b), "All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law and administrative rules, must connect to and utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations."

The Respondents can abate the violation by contacting Citrus County Utilities and connecting to potable water supply.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of PHILLIP F. & MELISSA M. MULLEN. 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.

Alicia Ferguson, Code Compliance Case No. 2137665, Case 22

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a 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 April 12, 2021, May 13, 2021 and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 12, 2021 at which time the violation was confirmed. There were several unlicensed and inoperable vehicles on the property. Subsequent inspections were conducted on April 13, 2021, May 13, 2021 and June 15, 2021. The Notice of Violation was issued on April 13, 2021. The Notice of Hearing was issued on May 13, 2021. He has not had contact with the Respondent. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ALICIA FERGUSON. 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.

Minnie Tendler, James Noah Ellison and Lona Susanne Ivy Tendler, Code Compliance Case No. 2136169, Case 23

Nature of Violation: After an investigation by Code J.C. Charlton, a notice of violation was issued to the Respondents alleging a 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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 23, 2021, May 5, 2021 and June 15, 2021; 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 March 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on May 5, 2021 and June 15, 2021. The Notice of Violation was issued on March 23, 2021. The Notice of Hearing was issued on May 11, 2021. He has had contact with the Respondent Janes Noah Ellison who stated that the junk and debris would be removed. Upon his final inspection on June 15, 2021, the property remains in violation and is in worse condition.

Special Master Order: The Special Master finds that there is miscellaneous junk and debris on the property. He further finds that the fact that the violation has gotten worse is an aggravating factor.

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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of MINNIE TENDLER, JAMES NOAH ELLISON & LONA SUSANNE IVY TENDLER. 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.

Soldier Boy Properties, Inc., Code Compliance Case No. 2138113, Case 24

Nature of Violation: After an investigation begun by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

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 April 23, 2021, May 21, 2021, and June 15, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting of the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 30, 2021, May 21, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on April 30, 2021. The Notice of Hearing was issued on May 21, 2021 and posted at the property and the Lecanto Government Building on June 2, 2021. He has not had contact with the Respondent. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the lawn on the subject property remains overgrown.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

The Respondent shall abate the violation on 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 SOLDIER BOY PROPERTIES INC. 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.

Brandi N. Franklin, Code Compliance Case No. 2133803, Case 25

Nature of Violation: After an investigation by Code Officer Matt Hampton, a notice of violation was issued to the Respondent alleging a 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 Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 18, 2021, May 10, 2021, and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of posting the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on February 18, 2021 at which time the violation was confirmed. There were several unlicensed and inoperable vehicles on the property. Subsequent inspections were conducted on May 10, 2021, June 1, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on February 18, 2021. The Notice of Hearing was issued on May 10, 2021. He has had contact with an occupant at the property. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of BRANDI N. FRANKLIN. 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.

Theresa Losasso, Code Compliance Case No. 2137681, Case 26

Nature of Violation: After an investigation begun by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

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 April 15, 2021, May 6, 2021, and June 15, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting of the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 15, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 16, 2021, May 6, 2021, June 2, 2021 and June 15. The Notice of Violation was issued on April 15, 2021. The Notice of Hearing was issued on May 7, 2021 and posted at the property and the Lecanto Government Building on June 2, 2021. He has not had contact with the Respondent. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the lawn on the subject property remains overgrown.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

The Respondent can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18" and remove accumulation of vegetative matter.

The Respondent shall abate the violation on 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 THERESA LOSASSO. 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.

Nancy M. Lee, John P. Lee III & Martin B. Lee, Code Compliance Case No. 2136754, Case 27

Nature of Violation: After an investigation by Code Alan Jonason, a notice of violation was issued to the Respondents alleging a 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 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 April 5, 2021, May 7, 2021, and June 15, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 5, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 6, 2021, May 7, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on April 5, 2021. The Notice of Hearing was issued on May 7, 2021 and posted at the property and the Lecanto Government Building on June 2, 2021. He has had contact with the Respondents. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds that miscellaneous junk and debris remain on the 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 NANCY M., JOHN P., III & MARTIN B. LEE. 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.

Nancy M. Lee, John P. Lee III & Martin B. Lee, Code Compliance Case No. 2137071, Case 28

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondents alleging a 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 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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 5, 2021, May 7, 2021, and June 15, 2021; and Exhibit B: copies of the

Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 5, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on April 6, 2021, May 7, 2021, June 2, 2021 and June 15, 2021. The Notice of Violation was issued on April 5, 2021. The Notice of Hearing was issued on May 7, 2021 and posted at the property and the Lecanto Government Building on June 2, 2021. He has had contact with the Respondents. Upon his final inspection on June 15, 2021, the property remains in violation.

Special Master Order: The Special Master finds unlicensed/inoperable vehicles remain on the property.

Respondents are 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 Respondents 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.

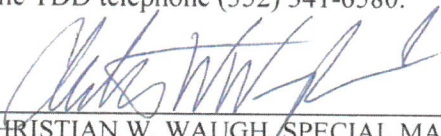
The Respondents shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of NANCY M., JOHN P., III & MARTIN B. LEE. 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 12:51 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) 341-6580.


 CHRISTIAN W. WAUGH, SPECIAL MASTER
 CITRUS COUNTY CODE COMPLIANCE HEARING



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing				
AGENDA DATE:	August 18, 2021				
<u>BRIEF OVERVIEW:</u>					
<< BRIEF OVERVIEW HERE >>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u>					
Special Magistrate Hearing Agenda Summary					

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
AGENDA
Wednesday, August 18, 2021 @ 9:00AM
3600 W. Sovereign Path
Lecanto, Florida 34461**

Christian W. Waugh, Special Master

A. Call to Order

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 July 21, 2021

E. Staff Update (Abated & Continued)

F. Old & New Cases (Listed in Alphabetical order)

G. Other Business

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Experts on Case</u>
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H. Adjourn

Attachment: August 2021 Agenda (17278 : Special Magistrate Hearing)

E. Abated & Continued Cases**Abated Cases:**

<u>Name</u>	<u>Case #</u>
GONZALEZ YORBYS M	2143080
HAYES TAMERA LYNN	2142726
J & J MOXON PARTNERSHIP & MARJORIE A M SWEARINGEN TRSTEE	2143904
JW UNKNIGHTED LLC	2145521
PRINCIPAL PARTNERS GROUP LLC	2142132
SWETT CHARLES RAY	2141803
TJO INVESTMENTS LLC	2144353
WILSON DAVID L	2143851

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
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F. Old & New Cases (Alphabetical Order)**Cases to be Heard:**

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
ALLSTATE SERVICING INC	2140842	J. Charlton		
BRAKER JAMIE	2143395	A. Jonason		
BRAKER JAMIE	2143394	A. Jonason		
CAREY JOHN F	2136071	M. Hampton		
DURBIN REX A	277310	J. Charlton		Debra Burns
ENGLAND MICHAEL AND PARHAM TOBIE N	2140092	M. Hampton		Joanna Coutu
GRIFFITH ROBERT C AND GRIFFITH PAMELA L	2143511	M. Hampton		Joanna Coutu
HILL ANTOINETTE GOUDEAU	2138177	M. Hampton		
KEN ADAMS INSULATION AND DRYWA	2141144	A. Jonason		
LAKE HERNANDO LLC	2143499	A. Jonason		Joanna Coutu
LIEPKE TRACY J	2143831	A. Jonason		
LIEPKE TRACY J	2143893	A. Jonason		
MONJARAZ FIDEL JR AND MONJARAZ ROSE	2142774	J. Charlton		
MONJARAZ FIDEL JR AND MONJARAZ ROSE	2142773	J. Charlton		
MULLIS SPENCER M AND MULLIS KIMBERLY K	2136646	M. Hampton		
NISKI CHARLES JOSEPH	278581	J. Charlton		Joanna Coutu
OLIVER TROY LESLIE AND INGRAM JASON	2141393	M. Hampton		Joanna Coutu
PORTWOOD HANNAH M	2143584	A. Jonason		
RASH IRENE A	2142802	J. Charlton		
ROGERS CHRISTOPHER R	2142500	J. Charlton		
SCHMIDT RAYMOND J	2142844	A. Jonason		
SCHMITT WILLIAM J	2139781	A. Jonason		Joanna Coutu
STUDDARD ANNA LOUISE TAYLOR	2140329	M. Hampton		
WILSON DAVID L	2143850	J. Charlton		

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