



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • AUGUST 18, 2021

Special Magistrate Hearing Lecanto Government Building Room 166

9:00 AM

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

A. CALL TO ORDER

August 18, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
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B. PLEDGE TO FLAG**C. NOTE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MASTER WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING, HE/SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.****D. APPROVE MINUTES****D.1. Special Magistrate Minutes June 2021**

Approve Minutes from June 16, 2021

E. STAFF UPDATE (ABATED & CONTINUED)

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

SPECIAL MASTER: STAFF PRESENT:

ALSO PRESENT:

Christian W. Waugh

Code Officers - J.C. Charlton, Matt Hampton, Alan Jonason

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

Deputy: None

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

Name	Case#
Gonzalez Yorbys M	2143080
Hayes Tamera Lynn	2142726
J&J Moxon Partnership & Marjorie AM Swearingen Trustee	2143904
JW Unknighted LLC	2145521
Monjaraz Fidel Jr. & Monjaraz Rose	2142774

Monjaraz Fidel Jr. & Monjaraz Rose	2142773
Principal Partners Group LLC	2142132
Swett Charles Ray	2141803
TJO Investments LLC	2144353
Wilson David L	2143850
Wilson David L	2143851

E.1. Special Magistrate Hearing

Special Magistrate Hearing Agenda Summary

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

Cases to be Heard:

Cases to be Heard:

Name	Case#	Officer	Experts on case
Braker Jamie	2143395	A. Jonason	
Braker Jamie	2143394	A. Jonason	
Carey John F	2136071	M. Hampton	
Durbin Rex A	277310	J. Charlton	Debra Bums
England Michael & Parham Tobie N	2140092	M. Hampton	Joanna Coutu
Hill Antoinette Goudeau	2138177	M. Hampton	
Ken Adams Insulation and Drywall	2141144	A. Jonason	
Lake Hernando LLC	2143499	A. Jonason	Joanna Coutu
Liepke Tracy J	2143831	A. Jonason	
Liepke Tracy J	2143893	A. Jonason	
Mullis Spencer M & Mullis Kimberly K	2136646	M. Hampton	
Niski Charles Joseph	278571	J. Charlton	Joanna Coutu
Oliver Troy Leslie and Ingram Jason	2141393	M. Hampton	Joanna Coutu
Portwood Hanna M	2143584	A. Jonason	
Rogers Christopher	2142500	J. Charlton	
Schmidt Raymond J	2142844	A. Jonason	
Schmitt William J	2139781	A. Jonason	Joanna Coutu
Studdard Anna Louise Taylor	2140329	M. Hampton	

Rex A. Durbin, Code Compliance Case No. 277310, Case 1

Nature of Violation: 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, posting affidavit and photograph of the posting at the property.

The Respondent was present.

Code Officer J.C. Charlton testified that he received the complaint from Debra Bums, Utility Accounts Analyst for Citrus County Water Resources on June 18, 2021. He verified that no permits had been applied for. A Notice of Violation was issued to the Respondent on June 24, 2021. A Notice of Hearing for the August 5, 2021 and posted at the property on August 5, 2021. He had contact with the Respondent on August 5, 2021 who stated that he had applied for a permit. As of August 17, 2021, Officer Charlton verified that a permit was issued on August 10, 2021 for the Respondent to connect to public water.

Debora Bums testified that a permit had been issued on August 10, 2021, a lien agreement had been executed by the Respondent and the meter had been installed. All that remains is the actual connection to be completed.

Rex Durbin testified that he just needs a bit more time to complete the connection to public water.

Special Master Order: The Special Master finds that the Respondent has been taking appropriate steps 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 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 REX

A. DURBIN. 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.

Lake Hernando LLC. Code Compliance Case No. 2143499. Case 2

Case dismissed by Special Master based upon technical issue with the Notice of Violation.

William J. Schmitt, Code Compliance Case No. 2139781, Case 3

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and

removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail and via posting at the property and the Lecanto Government Building.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 10, 2021, July 1, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 10, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 1, 2021, July 29, 2021, August 5, 2021 and August 17, 2021. The Notice of Violation was issued on June 10, 2021. The Notice of Hearing was issued on July 29, 2021 and posted at the property and the Lecanto Government Building on August 5, 2021. He had a brief discussion with the Respondent during which the Respondent said the property would be cleaned up. Upon his final inspection on August 17, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the junkyard conditions exist at the subject 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 on 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 RAYMOND J. SCHMIDT. 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.

Michael England and Tobie N. Parham. Code Compliance Case No. 2140092. Case 4

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

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

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, July 27, 2021 and August 17, 2021; and Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on May 6, 2021, at which time the violation was confirmed. He observed a tent and miscellaneous junk and debris on the property. Subsequent inspections were conducted on July 27, 2021, August 4, 2021 and August 17, 2021. A Notice of Violation was issued on June 1, 2021. The Notice of Hearing was issued on July 27, 2021 and posted at the property on August 4, 2021. He has had contact with the Respondent MICHAEL ENGLAND who was verbally abusive. Upon his final inspection on August 17, 2021, the property remains in violation with even more items stored on the property.

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

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above and that the conduct of the Respondent MICHAEL ENGLAND toward Code Officer Hampton is an aggravating factor.

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 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 MICHAEL ENGLAND & TOBIE N. PARHAM. 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 Joseph Niski, Code Compliance Case No. 278581, Case 5

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

The Respondent was not present despite 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 24, 2021, June 29, 2021 and August 17, 2021; and Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on May 24, 2021, at which time the violation was confirmed. He observed an RV, vehicles and discarded debris on this vacant property. Subsequent inspections were conducted on June 2, 2021, June 29, 2021, August 5, 2021 and August 17, 2021. A Notice of Violation was issued on June 7, 2021. The Notice of Hearing was issued on June 29, 2021 and posted at the property on August 5, 2021. He has had contact with the Respondent who asked for and was granted additional time to abate the violation. Upon his final inspection on August 17, 2021, the property remains in violation with very little progress made towards abating the violation.

Citrus County Land Development Director Joanna Coutu testified that there are no permits for a principle use on record for this property.

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above and additional finds that even after given additional time to abate the violation, little progress has been made.

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

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

The Respondent shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of CHARLES JOSEPH NISKI. 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.

Troy Leslie Oliver and Jason Ingram. Code Compliance Case No. 2141393. Case 6

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

The 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 Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 19, 2021, June 28, 2021 and August 17, 2021; and Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property and the certified mail receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on May 19, 2021, at which time the violation was confirmed. He observed RV's and miscellaneous junk and debris on the property. Subsequent inspections were conducted on June 28, 2021, August 4, 2021 and August 17, 2021. A Notice of Violation was issued on May 20, 2021. The Notice of Hearing was issued on July 29, 2021 and posted at the property on August 4, 2021. He has had contact with

family members who stated that they were trying to remove the people who were squatting on the property. Upon his final inspection on August 17, 2021, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that there is no current principle use established for this property.

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

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

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

The Respondents shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of TROY LESLIE OLIVER & JASON INGRAM. 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.

Antoinette Goudeau Hill. Code Compliance Case No. 2138177. Case 7

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

The Respondent's husband, Dale Allen Nichols was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on April 22, 2021, June 10, 2021, and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit, photograph of the posting of the property and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on April 22, 2021 at which time the violation was confirmed. There was discarded furniture, trash and other debris on the property. Subsequent inspections were conducted on June 10, 2021, July 29, 2021, August 4, 2021 and August 17, 2021. The Notice of Violation was issued on May 20, 2021. The Notice of Hearing was issued on July 29, 2021 and posted at the property and the Lecanto Government Building on August 4, 2021. He has had contact with the Respondents who have stated that the property would be cleaned up. Upon his final inspection on August 17, 2021, good progress has been made but the property remains in violation.

Dale Allen Nichols testified that both he and his wife have many physical limitations and they are doing the best they can. He is requesting additional time to abate the violation.

Special Master Order: The Special Master finds that junkyard conditions continue to exist at the property but notes that progress is being made.

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 on 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 ANTOINETTE GOUDEAU HILL. 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.

Tracy J. Liepke, Code Compliance Case No. 2143831, Case 8

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

The Respondent was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 22, 2021, July 22, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 22, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 22, 2021, August 5, 2021 and August 17, 2021. The Notice of Violation was issued on June 22, 2021. The Notice of Hearing was issued on July 22, 2021 and posted at the property and the Lecanto Government Building on August 5, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 2021, the property remains in violation.

Tracy J. Liepke testified that he does not understand why his property is in violation. Special Master Christian W. Waugh reads the code section to Mr. Liepke after which Mr. Liepke asked for additional time to abate the violation.

Special Master Order: The Special Master finds that the junkyard conditions exist at the subject 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 on 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 TRACY

J. LIEPKE. 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.

Tracy J. Liepke, Code Compliance Case No. 2143893, Case 9

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

The Respondent was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 22, 2021, July 22, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 22, 2021 at which time the violation was confirmed. There were at least six unlicensed/inoperable vehicles on the property. Subsequent inspections were conducted on July 22, 2021, August 5, 2021 and August 17, 2021. The Notice of Violation was issued on June 22, 2021. The Notice of Hearing was issued on July 22, 2021 and posted at the property and the Lecanto Government Building on August 5, 2021. He has not had contact with the Respondent. Upon his final inspection on

August 17, 2021, four unlicensed/inoperable vehicles remain on the property and the property remains in violation.

Tracy J. Liepke testified that he is going to need additional time to abate the violation.

Special Master Order: The Special Master finds that multiple unlicensed/inoperable vehicles remain on the subject 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 on 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 TRACY

J. LIEPKE. 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.

Spencer M. Mullis and Kimberly K. Mullis, Code Compliance Case No. 2136646, Case 10

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

The Respondents were present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 30, 2021 and July 18, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on March 30, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2021, July 28, 2021, August 4, 2021 and August 17, 2021. Officer Hampton testified that he neglected to include in his Exhibits the photographs he took at his final inspection on August 17, 2021, but testified that the Respondents have made great progress towards abating the violation. The Notice of Violation

was issued on May 5, 2021. The Notice of Hearing was issued on July 28, 2021. He had contact with the Respondents who have been cooperative. Upon his final inspection on August 17, 2021, the property is much improved, but remains in violation.

Spencer M. Mullis testified that he is a scrapper by trade which accounts for some of the debris on the property. He testified further that some of the debris was the property of a friend who died last year. He and his wife are doing their best to abate the violation and requested additional time to do so.

Special Master Order: The Special Master finds that junkyard conditions exist at the property and specifically finds that the Respondents are taking steps to abate the violation.

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 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 SPENCER M. & KIMBERLY K. MULLIS. 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.

Hannah M. Portwood. Code Compliance Case No. 2143584. Case 11

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

The Respondent's sister Sabra Portwood was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 18, 2021, July 12, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 18, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 12, 2021, August 5, 2021 and August 17, 2021. The Notice of Violation was issued on June 18, 2021. The Notice of Hearing was issued on July 12, 2021 and posted at the property and the Lecanto Government Building on August 5, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 2021, the property remains in violation.

Sabra Portwood testified that she did not think that vegetative matter should constitute a violation at which time the ordinance was explained to her by the Special Master.

Special Master Order: The Special Master finds that the junkyard conditions exist at the subject 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 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 HANNAH M. PORTWOOD. 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.

Anna Louise Taylor Studdard, Code Compliance Case No. 2140329, Case 12

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

The Respondent's son, Wayne Allen Studdard was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 6, 2021, July 12, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on May 6, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 12, 2021, August 4, 2021 and August 17, 2021. The Notice of Violation was issued on May 6, 2021. The Notice of Hearing was issued on July 28, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 2021, there has been little progress made and the property remains in violation.

Wayne Allen Studdard testified that he bought the property to recover from surgery and then began scrapping for a living. He has since stopped his scrapping activities and is trying to clean up the property, but is not sure what he needs to do to comply with the ordinance.

Code Officer Matt Hampton stated that if the Respondent wants to keep all of the items on the property the items need to be enclosed.

Special Master Order: The Special Master finds that junkyard conditions exist at 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 on 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 ANNA LOUISE TAYLOR STUDDARD. 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.

Jamie Braker, Code Compliance Case No. 2143395, Case 13

Nature of Violation: 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 receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 17, 2021, July 12, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 17, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 12, 2021 and August 17, 2021. The Notice of Violation was issued on June 17, 2021. The Notice of Hearing was issued on July 12, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 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 JAMIE BRAKER. 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.

Jamie Braker, Code Compliance Case No. 2143394, Case 14

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

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on June 17, 2021, July 12, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on June 17, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 12, 2021 and August 17, 2021. The Notice of Violation was issued on June 17, 2021. The Notice of Hearing was issued on July 12, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the junkyard conditions exist at the subject 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 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 JAMIE BRAKER. 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.

Christopher R. Rogers, Code Compliance Case No. 2142500, Case 15

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

The Respondent was not present despite 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 June 8, 2021, June 24, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on June 8, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 17, 2021, June 24, 2021, August 5, 2021 and August 17, 2021. The Notice of Violation was issued on June 10, 2021. The Notice of Hearing was issued on July 1, 2021 and posted at the property and the Lecanto Government Building on August 5, 2021. He has had contact with the Respondent's family members who stated that the Respondent is deceased. Upon his final inspection on August 17, 2021, progress has been made, but the property remains in violation.

Special Master Order: The Special Master finds that the junkyard conditions exist at the subject 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 on 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 CHRISTOPHER R. ROGERS. 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.

John F. Carey, Code Compliance Case No. 2136071, Case 16

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

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

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 22, 2021, July 27, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail signed receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on March 22, 2021 at which time the violation was confirmed. There were multiple unlicensed/inoperable vehicles on the property. Subsequent inspections were conducted on June 8, 2021, July 27, 2021, August 4, 2021 and August 17, 2021. The Notice of Violation was issued on March 22, 2021. The Notice of Hearing was issued on July 27, 2021. He has not had contact with the Respondent. Upon his final inspection on August 27, 2021, the property remains in violation.

Special Master Order: The Special Master finds that multiple 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 JOHN

F. CAREY. 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.

Ken Adams Insulation and Drywall. Code Compliance Case No. 2141144. Case 17

Nature of Violation: 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 May 20, 2021, July 13, 2021 and August 17, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit of photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 20, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on July 13, 2021 and August 17, 2021. The Notice of Violation was issued on June 29, 2021. The Notice of Hearing was issued on July 13, 2021. He has not had contact with the Respondent. Upon his final inspection on August 17, 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 KEN ADAMS INSULATION AND DRYWALL 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.

G. Other

Business:

NONE

H. Adjourn 11:00 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.

CHRIS. STER
CITRUS COUNTY CODE COMPLIANCE HEARING

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F. **OLD & NEW CASES**

G. **OTHER BUSINESS**

H. **ADJOURN**

The meeting was adjourned at