

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

AGENDA

October 20, 2021 9:00 AM

Angela Vick, Clerk of the Circuit Court 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

E. STAFF UPDATE

F. OLD AND NEW CASES

F.1. Special Magistrate Hearing 10/20/2021

Special Magistrate Meeting October 20, 2021

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing 10/20/2021				
AGENDA DATE:	October 20, 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 Meeting October 20, 2021					

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
AGENDA**

**Wednesday, October 20, 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 September 15, 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: October 2021 Final Agenda (18561 : Special Magistrate Hearing 10/20/2021)

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

<u>Name</u>	<u>Case #</u>
AFFLECK SPENCER D	2151380
AFFLECK SPENCER D	2151381
CALVERT JASON K & ASHLEY L	2140685
CUMMINGS THERESA L	2150668
FLA TRUST SERVICES LLC AND FLORIDA LAND TRUST NO 18	2146934
FRANK N FALBO PA	2150643
JOHNSON RUTH AND THOMPSON KEVIN, BREAUULT ANN C T	2146974
MME FUTURES LLC	2150398
PHILLIPS AUDRIE D	2149456
ROBERTS MICHAEL A	2146113
ROBERTS MICHAEL A	2146114
ROBERTSON DARIN J AND BRIGHT-ROBERTSON CYNTHIA L	2149579
SHANK JOHN C	2149603
SHINDE TEJASWINI	2148344
TROTTER EDMUND	2143272
YOUNG JEFFREY AND YOUNG SHANNON	2148605

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
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Attachment: October 2021 Final Agenda (18561 : Special Magistrate Hearing 10/20/2021)

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>
AFFLECK SPENCER D	2151378	A. Becker		
FITCH DONALD A AND RILEY JANELLE, JOHNSON KENT C	2150400	A. Becker		
FITCH DONALD A AND RILEY JANELLE, JOHNSON KENT C	2150392	A. Becker		
FRISKE BRIAN	2148672	M. Hampton		
FRISKE BRIAN	2148673	M. Hampton		
HANSON MARY LORRAINE	2148586	J. Charlton		Joanna Coutu
HANSON MARY LORRAINE	2148585	J. Charlton		
INVESTOR NATION RESIDENTIAL CAPITAL LLC	2140738	A. Becker		Joanna Coutu
LAM WILLIS	2149135	J. Charlton		
LAM WILLIS	2149134	J. Charlton		
LITTLE HARRYETTE L	2145175	G. Pierson		
PULKKINEN JOHN A AND PULKKINEN LEENA	2144461	J. Charlton		
SCHULTZ MARGARET AND DARMIENTO JAMES DAVID CORONA, CORONA RAYMOND JAMES, DARMIENTO JOSEPH M CORONA	2131685	M. Hampton		
SCHULTZ MARGARET AND DARMIENTO JAMES DAVID CORONA, CORONA RAYMOND JAMES, DARMIENTO JOSEPH M CORONA	2131686	M. Hampton		
SMITH ROBERT J AND SMITH DANA L	2151471	A. Becker		
VETANIA INVESTMENTS LLC	2150776	A. Becker		

To Be Heard	Case #	Service Type	Officer
AFFLECK SPENCER D	2151378	Certified Mail & Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

10193 N MAJORCA WAY
CITRUS SPRINGS, FL 34434-

1

10/10/21

10/20/21

Experts

Nature of Violation

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 junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT:
MISCELLANEOUS JUNK AND DEBRIS; HOUSEHOLD GARBAGE

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FITCH DONALD A AND RILEY JANELLE, JOHNSON KENT C	2150400	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

455 S THOMPSON AVE
LECANTO, FL 34461-

1

10/10/21

10/20/21

Experts

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FITCH DONALD A AND RILEY JANELLE, JOHNSON KENT C	2150392	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

455 S THOMPSON AVE
LECANTO, FL 34461-

1

10/10/21

10/20/21

Experts

Nature of Violation

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 junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: APPLIANCES; HOUSEHOLD GARBAGE; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FRISKE BRIAN	2148672	Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6262 W LINDEN DR HOMOSASSA, FL 34446-	1	10/10/21	10/20/21
Experts			

Nature of Violation

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 junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS; HOUSEHOLD GARBAGE

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FRISKE BRIAN	2148673	Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6262 W LINDEN DR HOMOSASSA, FL 34446-	1	10/10/21	10/20/21
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. TO WIT:

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HANSON MARY LORRAINE	2148586	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4025 N BLOOM PT CRYSTAL RIVER, FL 34428-	1	10/10/21	10/20/21
Experts			
Joanna Coutu			

Nature of Violation

3320. TRUCKS PARKED IN SELECTED LAND USE DISTRICTS

B. Trucks as defined by this LDC, shall be allowed as a Conditional Use within the CL, Low Intensity Coastal and Lakes Residential; RUR, Rural Residential; LDR, Low Density Residential; MDR, Medium Density Residential; PSO, Professional Service Office; NEC, Neighborhood Commercial; and PORT, Port (residential areas only); subject to the following criteria: 1. The minimum lot size for all districts shall be greater than five acres. 2. No proposed parking shall be allowed in an established front yard. 3. No detachable trailers (semi-trailers) shall be permitted. 4. Only one truck per lot of record can be permitted. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HANSON MARY LORRAINE	2148585	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4025 N BLOOM PT CRYSTAL RIVER, FL 34428-	1	10/10/21	10/20/21
Experts			

Nature of Violation

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; pursuant to Chapter 20, Article IV Section 20-41 of the Citrus County Code of Ordinances. TO WIT: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels, or trailers.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
INVESTOR NATION RESIDENTIAL CAPITAL LLC	2140738	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7292 N GIBRALTER DR CITRUS SPRINGS, FL 34434-	1	10/10/21	10/20/21
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002(B):

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LAM WILLIS	2149135	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10154 W MONTYCE CT CRYSTAL RIVER, FL 34428-	1	10/10/21	10/20/21
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LAM WILLIS	2149134	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10154 W MONTYCE CT CRYSTAL RIVER, FL 34428-	1	10/10/21	10/20/21
Experts			

Nature of Violation

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 junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LITTLE HARRYETTE L	2145175	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1845 S TSALA TER INVERNESS, FL 34450-	1	10/10/21	10/20/21
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. TO WIT: Please mow the entire lawn.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PULKKINEN JOHN A AND PULKKINEN LEENA	2144461	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3388 W CYPRESS DR DUNNELLON, FL 34433-	1	10/10/21	10/20/21
Experts			

Nature of Violation

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; pursuant to Chapter 20, Article IV Section 20-41 of the Citrus County Code of Ordinances. TO WIT: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels, or trailers.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SCHULTZ MARGARET AND DARMIENTO JAMES DAVID CORONA, CORONA RAYMOND JAMES, DARMIENTO JOSEPH M CORONA	2131685	Certified Mail & Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3625 S ALABAMA AVE HOMOSASSA, FL 34448-	1	10/10/21	10/20/21

Experts

Nature of Violation

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 junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SCHULTZ MARGARET AND DARMIENTO JAMES DAVID CORONA, CORONA RAYMOND JAMES, DARMIENTO JOSEPH M CORONA	2131686	Certified Mail & Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3625 S ALABAMA AVE HOMOSASSA, FL 34448-	1	10/10/21	10/20/21

Experts

Nature of Violation

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; pursuant to Chapter 20, Article IV Section 20-41 of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SMITH ROBERT J AND SMITH DANA L	2151471	Certified Mail & Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

284 W STAGGERBUSH PATH
BEVERLY HILLS, FL 34465-

1

10/10/21

10/20/21

Experts

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
VETANIA INVESTMENTS LLC	2150776	Certified Mail & Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
2110 W SILVER HILL LN LECANTO, FL 34461-	1	10/10/21	10/20/21
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

G. Other Business

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

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

Attachment: October 2021 Final Agenda (18561 : Special Magistrate Hearing 10/20/2021)