



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • OCTOBER 20, 2021

Special Magistrate Hearing	Lecanto Government Building	9:00 AM
3600 W. Sovereign Path, Room #166, Lecanto, FL 34461		

A. CALL TO ORDER

October 20, 2021 Lecanto Government Building
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****E. STAFF UPDATE**

CITRUS COUNTY

CODE COMPLIANCE HEARING

Lecanto Government Building Multi-Purpose Room 166

MINUTES

WEDNESDAY, October 20, 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 October 20, 2021 Hearing to order at 9:03 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: STAFF PRESENT:

ALSO PRESENT:

Christian W. Waugh

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

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

Antrim Deputy: Nicholas Belfry

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#
Affleck Spencer D	2151380
Affleck Spencer D	2151381
Calvert Jason K & Ashley L	2140685
Cummings Theresa L	2150668
Fla Trust Services LLC and Florid Land Trust No 18	2146934
Frank N Falbo PA	2150643
Johnson Ruth and Thompson Kevin, Breault 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

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

Continued Cases Name NONE Case# Continued Until

F. OLD AND NEW CASES

Cases to be Heard:

Name	Case#	Officer	Exoerts on case
Affleck Spencer D	2151378	A. Becker	
Fitch Donald, Riley Janelle, Johnson Kent C	2150400	A. Becker	
Fitch Donald, 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 & Darmiento James David Corona, Corona	Raymond James, Darmiento Joseph M. 2131685	M. Hampton	
Schultz Margaret & Darmiento James David Corona, Corona	Raymond James, Darmiento Joseph M. 2131686	M. Hampton	
Smith Robert J and Smith Dana L	2151471	A. Becker	
Vetania Investments LLC	2150776	A. Becker	

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

Special Magistrate Meeting October 20, 2021

Mary Lorraine Hanson, Code Compliance Case No. 2148586, Case 1

Nature of Violation: Violation Citrus County Land Development Code Section 3320(B). 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.

The Respondent was present along with her husband Marvin Trent.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 12, 2021, September 14, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting on October 4, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on August 12, 2021 at which time the violation was confirmed. There was a detached semi-trailer on the property. Subsequent inspections were conducted on September 14, 2021, October 4, 2021 and October 19, 2021. The Notice of Violation was issued on August 12, 2021. The Notice of Hearing was issued on September 14, 2021 and posted at the property on October 4, 2021. He has had contact with the property owner and explained the violation to her. Upon his final inspection on October 19, 2021 the semi-trailer remains, but was moved to a different spot on the property.

Land Development Director Joanna Coutu testified that this property is zoned RURMH (rural residential, mobile homes allowed), is less than 2 acres and cannot have the semi-trailer on the property.

Special Master Christian Waugh reviews relevant portions of the Land Development Code.

MARY LORRAINE HANSON testified that the detached semi-trailer was on the property when she purchased it and she uses it for storage. She had a friend move it from the front of the property to the back, but she does not have the money to have it removed.

Marvin Trent testified that he feels that since the semi-trailer does not have wheels and is therefore not road worthy, it should be considered a storage shed.

Special Master Christian Waugh states that whether the semi-trailer is road worthy is not the issue.

John Darmiento, a member of the public in attendance for an unrelated case was sworn in and testified that he would help Ms. Hanson remove the semi-trailer.

Special Master Order: The Special Master finds that the commercial vehicle remains on the property.

Mary Lorraine Hanson, Code Compliance Case No. 2148586, Case 1

Nature of Violation: Violation Citrus County Land Development Code Section 3320(B). 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.

The Respondent was present along with her husband Marvin Trent.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 12, 2021, September 14, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting on October 4, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on August 12, 2021 at which time the violation was confirmed. There was a detached semi-trailer on the property. Subsequent inspections were conducted on September 14, 2021, October 4, 2021 and October 19, 2021. The Notice of Violation was issued on August 12, 2021. The Notice of Hearing was issued on September 14, 2021 and posted at the property on October 4, 2021. He has had contact with the property owner and explained the violation to her. Upon his final inspection on October 19, 2021 the semi-trailer remains, but was moved to a different spot on the property.

Land Development Director Joanna Coutu testified that this property is zoned RURMH (rural residential, mobile homes allowed), is less than 2 acres and cannot have the semi-trailer on the property.

Special Master Christian Waugh reviews relevant portions of the Land Development Code.

MARY LORRAINE HANSON testified that the detached semi-trailer was on the property when she purchased it and she uses it for storage. She had a friend move it from the front of the property to the back, but she does not have the money to have it removed.

Marvin Trent testified that he feels that since the semi-trailer does not have wheels and is therefore not road worthy, it should be considered a storage shed.

Special Master Christian Waugh states that whether the semi-trailer is road worthy is not the issue.

John Darmiento, a member of the public in attendance for an unrelated case was sworn in and testified that he would help Ms. Hanson remove the semi-trailer.

Special Master Order: The Special Master finds that the commercial vehicle remains on the property.

Respondent is in violation of Citrus County Land Development Code Section 3320(8). 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.

The Respondent can abate the violation by removing the commercial vehicle from the property.

The Respondent shall abate the violation on later than 90 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 MARY LORRAINE HANSON. 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.

Mary Lorraine Hanson, Code Compliance Case No. 2148585, Case 2

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 with her husband, Marvin Trent.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 12, 2021, September 14, 2021, and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting on October 4, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on August 12, 2021 at which time the violation was confirmed. There were several untagged and inoperable vehicles. Subsequent inspections were conducted on September 14, 2021, October 4, 2021 and October 19, 2021. The Notice of Violation was issued on August 12, 2021. The Notice of Hearing was issued on September 14, 2021 and posted at the property on October 4, 2021. He has had contact with the property owner. Upon his final inspection on October 19, 2021 two inoperable/untagged vehicles remain on the property remains in violation.

MARY LORRAINE HANSON testified that she believes that one of the vehicles is a "toy" because her daughter uses it to go mudding and should be allowed to stay.

Marvin Trent testified that he would scrap the vehicles but does not have the titles to them.

John Darmiento, a member of the public in attendance for an unrelated case was sworn in and testified that he would help Ms. Hanson remove remaining vehicles.

Special Master Order: The Special Master finds that 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 on later than 120 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 MARY LORRAINE HANSON. 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.

Investor Nation Residential Capital LLC, Code Compliance Case No. 2140738, Case 3

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

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

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 12, 2021 and October 19, 2021; Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Compliance Officer Amy Becker testified that her initial inspection was conducted on May 12, 2021 at which time the violation was confirmed. This vacant residential lot was completely cleared. The Notice of Violation was issued on July 30, 2021. The Notice of Hearing was issued on September 21, 2021. She has had contact with a representative of the Respondent who stated that a permit for a single family home was submitted but not yet issued.

Joanna Coutu, Land Development Director, testified that a development permit was submitted on August 3, 2021 but was denied on August 31, 2021 because the site plan did not match the building plan. She has had no further contact from the Respondent and a building permit has not been issued.

Assistant County Attorney Beth Antrim asked Code Officer Becker if all trees were removed and if all of the trees were removed in May, 2021 before a permit was applied for on August 3, 2021.

Code Officer Becker answered in the affirmative.

Special Master Christian Waugh and Assistant County Attorney Beth Antrim discussed Land Development Code Section 4002 (A) and 4002 (B).

Special Master Order: The Special Master finds that the Respondent violated Land Development Code Section 4002(B).

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

The Respondent shall abate the violation by obtaining a site development plan 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 INVESTOR NATIONAL RESIDENTIAL CAPITAL LLC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recordings. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Margaret Schultz, James David Corona Darmiento, Raymond James Corona & Joseph M. Corona Darmiento, Code Compliance Case No. 2131685, Case 4

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.

JOHN DARMIENTO was present on behalf of the Respondents.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 23, 2021, September 29, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on October 6, 2021.

Code Officer Matt Hampton testified that his initial inspection was conducted on August 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 6, 2021 and October 19, 2021. The Notice of Violation was issued on August 23, 2021. The Notice of Hearing was issued on September 29, 2021 and posted at the property on October 6, 2021. He has had contact with the Respondents. Upon his final inspection on October 19, 2021 much progress had been made, but the property remains in violation.

JOHN DARMIENTO testified that his business is scrap metal and the junk and debris is the result of his business. He stated that the amount of junk and debris changes constantly and feels that he is performing a service for the community.

Code Officer Matt Hampton testified that junk and debris rotates between this and other properties owned by the Respondents.

Special Master Christian Waugh takes a few moments to review the Code Section with Mr. Darmiento.

Special Master Order: The Special Master finds that 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 on 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 MARGARET SCHULTZ, JAMES DAVID CORONA DARMIENTO, RAYMOND JAMES

CORONA & JOSEPH M. CORONA DARMIENTO. 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.

Margaret Schultz, James David Corona Darmiento, Raymond James Corona & Joseph M. Corona Darmiento, Code Compliance Case No. 2131686, Case 5

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.

JOHN DARMIENTO was present on behalf of the Respondents.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 23, 2021, September 29, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on October 6, 2021.

Code Officer Matt Hampton testified that his initial inspection was conducted on August 23, 2021 at which time the violation was confirmed. Many unlicensed and inoperable vehicles were present on the property. Subsequent inspections were conducted on October 6, 2021 and October 19, 2021. The Notice of Violation was issued on August 23, 2021. The Notice of Hearing was issued on

September 29, 2021 and posted at the property on October 6, 2021. He has had contact with the Respondents. Upon his final inspection on October 19, 2021, improvement has been made, but the property remains in violation.

JOHN DARMIENTO testified that his business is scrap metal and unlicensed/inoperable vehicles are part of his business. He stated that the amount of vehicles on the property changes constantly and feels that he is doing a service for the community.

Code Officer Matt Hampton testified that the unlicensed/inoperable vehicles rotate between several properties owned by the Respondents.

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 on 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

MARGARET SCHULTZ, JAMES DAVID CORONA DARMIENTO, RAYMOND JAMES CORONA & JOSEPH M. CORONA DARMIENTO. 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.

John A. Pulkkinen and Leena Pulkkinen, Code Compliance Case No. 2144461, Case 6

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.

JOHN PULKKINEN was present with his daughter, Payton Pulkkinen.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 29, 2021, September 20, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer J.C. Charlton testified that his initial inspection was conducted on June 29, 2021 at which time the violation was confirmed. There were two unlicensed cars and an unlicensed/inoperable RV. Subsequent inspections were conducted on September 20, 2021 and October 19, 2021. The Notice of Violation was issued on June 29, 2021. The Notice of Hearing

was issued on September 20, 2021. He had contact with JOHN A. PULKKINEN on July 20, 2021 who requested and was given additional time to abate the violation. Upon his final inspection on October 19, 2021 all that remains is the unlicensed/inoperable RV.

Payton Pulkkinen testified that both she and her father have contacted several towing companies in an effort to have the RV removed, but cannot afford the prices they were quoted. She requested additional time to save enough money to have the RV towed.

Special Master Order: The Special Master finds that the property remains in violation, but that the Respondents are genuinely trying to abate the violation.

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 on later than 180 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 JOHN

A. & LEENA PULKKINEN. 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.

Harryette L. Little, Code Compliance Case No. 2145175, Case 7

Special Master Order: 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 George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on July 13, 2021, August 13, 2021, September 17, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt.

Code Officer George Pierson testified that his initial inspection was conducted on July 13, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on August 13, 2021, September 17, 2021 and October 19, 2021. The Notice of Violation was issued on August 13, 2021. The Notice of Hearing was issued on September 17, 2021. He has tried but has not contact

with the Respondent. Upon his final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that junk and debris remain on the property.

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 HARRYETTE L. LITTLE. 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.

Brian Friske, Code Compliance Case No. 2148672, 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 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 August 16, 2021, September 20, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on August 16, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 20, 2021 and October 19, 2021. The Notice of Violation was issued on August 23, 2021. The Notice of Hearing was issued on September 24, 2021. He has had contact with a tenant at the property. Upon his final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that 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 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 BRIAN FRISKE. 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.

Brian Friske, Code Compliance Case No. 2148673, Case 9

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 Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on August 16, 2021, September 20, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on August 16, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on August 23, 2021, October 6, 2021 and October 19, 2021. The Notice of Violation was issued on August 23, 2021. The Notice of Hearing was issued on September 24, 2021. He has had contact with a tenant at the property. Upon his final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that junk and debris remain on the property.

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 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 BRIAN FRISKE. 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 D. Affleck, Code Compliance Case No. 2151378, 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 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 September 23, 2021, September 30, 2021, October 15, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, certified mail return receipt, posting affidavit and photograph of the posting at the property on September 30, 2021.

Code Officer Amy Becker testified that her initial inspection was conducted on September 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 30, 2021, October 15, 2021 and October 19, 2021. The Notice of Violation was issued on September 23, 2021. The Notice of Hearing was issued on September 30, 2021 and posted at the property on September 30, 2021. She has not had contact with the Respondent. Upon her final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that 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 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 D. AFFLECK. 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.

Donald A Fitch, Janelle Riley & Kent C Johnson, Code Compliance Case No. 2150400, Case 11

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 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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on September 10, 2021, September 17, 2021, September 29, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on September 29, 2021.

Code Officer Amy Becker testified that her initial inspection was conducted on September 10, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 17, 2021, September 29, 2021 and October 19, 2021. The Notice of Violation was issued on September 10, 2021. The Notice of Hearing was issued on September 17, 2021 and posted at the property on September 29, 2021. She has not contact with the Respondents. Upon her final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that the property remains in violation of overgrown/unkempt lawn.

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

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

Donald A Fitch, Janelle Riley & Kent C Johnson, Code Compliance Case No. 2150392, 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 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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on September 10, 2021, September 17, 2021, September 29, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on September 29, 2021.

Code Officer Amy Becker testified that her initial inspection was conducted on September 10, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 17, 2021, September 29, 2021 and October 19, 2021. The Notice of Violation was issued on September 10, 2021. The Notice of Hearing was issued on September 17, 2021 and posted at the property on September 29, 2021. She has not contact with the Respondents. Upon her final inspection on October 19, 2021 there has been some improvement, but the property remains in violation.

Special Master Order: The Special Master finds that 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 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 DONALD A. FITCH, JANELLE RILEY & KENT C. JOHNSON. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Willis Lam, Code Compliance Case No. 2149135, 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 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 August 24, 2021, September 16, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on October 4, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on August 24, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 16, 2021, October 4, 2021 and October 19, 2021. The Notice of Violation was issued on August 25, 2021. The Notice of Hearing was issued on September 20, 2021 and posted at the property on October 4, 2021. He has not contact with the Respondents. Upon his final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds the property remains in violation of overgrown/unkept lawn and that the severity of the violation is an aggravating factor resulting in the imposition of a higher daily fine.

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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of WILLIS LAM. 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.

Willis Lam. Code Compliance Case No. 2149134, 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 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 August 24, 2021, September 16, 2021, October 4, 2021 and October 19,

2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on October 4, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on August 24, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 16, 2021, October 4, 2021 and October 19, 2021. The Notice of Violation was issued on August 25, 2021. The Notice of Hearing was issued on September 20, 2021 and posted at the property on October 4, 2021. He has not contact with the Respondents. Upon his final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds the property remains in violation and that the severity of the violation is an aggravating factor resulting in the imposition of a higher daily fine.

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

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of WILLIS LAM. 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.

Robert J. Smith and Dana L. Smith. Code Compliance Case No. 2151471, Case 14

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 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 September 23, 2021, September 30, 2021, October 15, 2021 and October 19, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, certified mail return receipt, posting affidavit and photograph of the posting at the property on September 30, 2021.

Code Officer Amy Becker testified that her initial inspection was conducted on September 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 30, 2021, October 15, 2021 and October 19, 2021. The Notice of Violation was issued on September 23, 2021. The Notice of Hearing was issued on September 30, 2021 and posted at the property on September 30, 2021. She has not contact with the Respondents. Upon her final inspection on October 19, 2021 the property remains in violation.

Special Master Order: The Special Master finds that the property remains in violation of overgrown/unkempt lawn.

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

The Respondents 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 ROBERT J. & DANA L. SMITH. 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.

Vetania Investments LLC. Code Compliance Case No. 2150776, Case 15

Nature of Violation: Repeat 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 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 September 16, 2021, September 29, 2021, October 12, 2021, and October 19, 2021; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit, photograph of the posting at the property and certified mail receipt; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 280543.

Code Officer Amy Becker that this is a REPEAT violation. Her initial inspection was conducted on September 16, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on September 29, 2021, October 12, 2021, October 15, 2021 and October 19, 2021. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on September 16, 2021 and posted at the property and the Lecanto Government Building on September 16, 2021. She has not had contact with the Respondent. Upon her final inspection for this case on October 19, 2021, the property remains in violation.

Special Master Order: The Special Master finds that the property remains in violation of overgrown/unkempt lawn and that this is a repeat violation.

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

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

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

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

A total fine from September 16, 2021 through October 19, 2021 of \$100.00 per day for 34 days for a total of \$3,400.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the VETANIA INVESTMENTS LLC. A fine of

\$150.00 per day plus administrative costs will be imposed from October 20, 2021 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the VETANIA INVESTMENTS LLC. 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 11:29 a.m.

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 110 North Apopka Avenue, Inverness, Florida 34450; (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD tdfphon 352) 341-65.,80.

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G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at