

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

AGENDA

November 17, 2021 9:00 AM

Angela Vick, Clerk of the Circuit Court Charles R. Oliver, County Administrator Denise A. Dymond Lyn, County Attorney

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

Special Magistrate November 17, 2021

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing				
AGENDA DATE:	November 17, 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 November 17, 2021					

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

**Wednesday, November 17, 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 October 20, 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: November Final Agenda (18702 : Special Magistrate Hearing)

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

<u>Name</u>	<u>Case #</u>
DAY MAHALA M	2148648
DAY MAHALA M	2148654
JASON & DENISE TEROVOLAS	2148303
MANNER JENNIFER L	2149484
MANNER JENNIFER L	2149485
SUNTACC & COMPANY INC	2146635
VIELLEUX THERESA J	2151367

Continued Cases:

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

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
CRYSTAL RIVER UNITED METHODIST CHURCH INC	2133734	J. Charlton		Joanna Coutu
GUSCOTT DONNA AND CAPELLE BRANDON, BUSSELL CAROLYN, BUSSELL JAMIE, BUSSELL ANNA, BUSSELL AMELIA, BUS	2145841	G. Pierson		
JUNE TAYLOR N	2146269	G. Pierson		
KELLEY JOHN J	2144105	M. Hampton		
KELLEY JOHN J V	2144107	M. Hampton		
KELLEY JOHN J V	2144106	M. Hampton		
PENCHEFF JEAN C	2142801	J. Charlton		
SANDERS ROSE M AND MORRISON JOHN P	2143911	G. Pierson		Joanna Coutu
TAYLOR THOMAS STEVEN	2142271	M. Hampton		
TAYLOR THOMAS STEVEN	2142270	M. Hampton		Joanna Coutu
TAYLOR THOMAS STEVEN	2142160	M. Hampton		Joanna Coutu
TAYLOR THOMAS STEVEN	2142108	M. Hampton		Joanna Coutu
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2139410	J. Charlton		Joanna Coutu
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2151851	J. Charlton		Joanna Coutu

Attachment: November Final Agenda (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
CRYSTAL RIVER UNITED METHODIST CHURCH INC	2133734	Posted Property & LGB & Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4801 N CITRUS AVE CRYSTAL RIVER, FL 34428-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

Nature of Violation

LDC 2409. Professional Services/Office District (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development. Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner. Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

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
GUSCOTT DONNA AND CAPELLE BRANDON, BUSSELL CAROLYN, BUSSELL JAMIE, BUSSELL ANNA, BUSSELL AMELIA, BUSSELL	2145841	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10101 S QUARTERHORSE AVE FLORAL CITY, FL 34436-	1	11/7/21	11/17/21

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
JUNE TAYLOR N	2146269	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4336 E MCCARTNEY LOOP INVERNESS, FL 34452-	1	11/7/21	11/17/21
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; LOOSE TRASH 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
KELLEY JOHN J	2144105	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4736 W BOBBY CT LECANTO, FL 34461-	1	11/7/21	11/17/21
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; DISCARDED FURNITURE; AUTO PARTS; LOOSE TRASH 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
KELLEY JOHN J V	2144107	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4714 W BOBBY CT LECANTO, FL 34461-	1	11/7/21	11/17/21
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
KELLEY JOHN J V	2144106	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

4714 W BOBBY CT
LECANTO, FL 34461-

1

11/7/21

11/17/21

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: AUTO PARTS; DISCARDED FURNITURE; 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
PENCHEFF JEAN C	2142801	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1635 W RAVINE LN DUNNELLO, FL 34434-	1	11/7/21	11/17/21
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; AUTO PARTS; DISCARDED FURNITURE; 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
SANDERS ROSE M AND MORRISON JOHN P	2143911	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11062 S ISTACHATTA RD FLORAL CITY, FL 34436-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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
TAYLOR THOMAS STEVEN	2142160	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6203 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

Experts

Joanna Coutu

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. TO WIT: EVERYTHING ON THE PROPERTY

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

Attachment: November Final Agenda (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
TAYLOR THOMAS STEVEN	2142270	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6183 W HOMOSASSA TRL HOMOSASSA, FL 34448-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

Nature of Violation

LDC 10100. Nonconforming Uses, Structures, Lots and Densities
Storage of items outside the scope of VNU-94-98 and increasing the size of the storage area.

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
TAYLOR THOMAS STEVEN	2142271	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6183 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

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; AUTO PARTS; DISCARDED FURNITURE; 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
TAYLOR THOMAS STEVEN	2142108	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6183 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

Experts

Joanna Coutu

Nature of Violation

LDC 3140, Temporary Uses. Table 3-2. Temporary Occupancy of a recreation vehicle is permitted two weeks per address per year.

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
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2139410	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11440 N MOONLIGHT TER INGLIS, FL 34449-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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.

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B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2151851		J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11410 N MOONLIGHT TER INGLIS, FL 34449-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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:

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B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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

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 telephor (352) 341-6580.

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

Attachment: November Final Agenda (18702 : Special Magistrate Hearing)

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

**Wednesday, November 17, 2021 @ 9:00AM
3600 W. Sovereign Path
Lecanto, Florida 34461**

Christian W. Waugh, Special Master

A. Call to Order

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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 October 20, 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: November Final Agenda2 (18702 : Special Magistrate Hearing)

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

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DAY MAHALA M	2148654
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MANNER JENNIFER L	2149484
MANNER JENNIFER L	2149485
SUNTACC & COMPANY INC	2146635
VIELLEUX THERESA J	2151367

Continued Cases:

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

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
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JUNE TAYLOR N	2146269	G. Pierson		
KELLEY JOHN J	2144105	M. Hampton		
KELLEY JOHN J V	2144107	M. Hampton		
KELLEY JOHN J V	2144106	M. Hampton		
PENCHEFF JEAN C	2142801	J. Charlton		
SANDERS ROSE M AND MORRISON JOHN P	2143911	G. Pierson		Joanna Coutu
TAYLOR THOMAS STEVEN	2142271	M. Hampton		
TAYLOR THOMAS STEVEN	2142270	M. Hampton		Joanna Coutu
TAYLOR THOMAS STEVEN	2142160	M. Hampton		Joanna Coutu
TAYLOR THOMAS STEVEN	2142108	M. Hampton		Joanna Coutu
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2139410	J. Charlton		Joanna Coutu
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2151851	J. Charlton		Joanna Coutu

Attachment: November Final Agenda2 (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
CRYSTAL RIVER UNITED METHODIST CHURCH INC	2133734	Posted Property & LGB & Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

4801 N CITRUS AVE
CRYSTAL RIVER, FL 34428-

1

11/7/21

11/17/21

Experts

Joanna Coutu

Nature of Violation

LDC 2409. Professional Services/Office District (PSO)

This category represents a limited range of uses. This district contains those areas where professional office development is appropriate as the primary use. This category is representative of a buffer area between commercial and residential development. Single family residential development may be allowed provided the structure has access to a local residential roadway and is in residentially committed areas, or is associated with a business owned and operated by the homeowner. Multifamily residential development over four units per acre, not to exceed 10 units per acre, may be allowed subject to density limitations as outlined below. However, such residential development shall be required to preserve at least twenty percent (20%) of the gross site area as permanent open space as required by this LDC. Multi-family apartments built as additional stories over nonresidential structures may be allowed in accordance with the density allowances as described within this Section.

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
GUSCOTT DONNA AND CAPELLE BRANDON, BUSSELL CAROLYN, BUSSELL JAMIE, BUSSELL ANNA, BUSSELL AMELIA, BUSSELL	2145841	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10101 S QUARTERHORSE AVE FLORAL CITY, FL 34436-	1	11/7/21	11/17/21
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
JUNE TAYLOR N	2146269	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4336 E MCCARTNEY LOOP INVERNESS, FL 34452-	1	11/7/21	11/17/21
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; LOOSE TRASH 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
KELLEY JOHN J	2144105	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4736 W BOBBY CT LECANTO, FL 34461-	1	11/7/21	11/17/21
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; DISCARDED FURNITURE; AUTO PARTS; LOOSE TRASH 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
KELLEY JOHN J V	2144107	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

4714 W BOBBY CT
LECANTO, FL 34461-

1

11/7/21

11/17/21

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

Attachment: November Final Agenda2 (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
KELLEY JOHN J V	2144106	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4714 W BOBBY CT LECANTO, FL 34461-	1	11/7/21	11/17/21
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: AUTO PARTS; DISCARDED FURNITURE; 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
PENCHEFF JEAN C	2142801	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1635 W RAVINE LN DUNNELLON, FL 34434-	1	11/7/21	11/17/21
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; AUTO PARTS; DISCARDED FURNITURE; 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
SANDERS ROSE M AND MORRISON JOHN P	2143911	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11062 S ISTACHATTA RD FLORAL CITY, FL 34436-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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
TAYLOR THOMAS STEVEN	2142160	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6203 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

Experts

Joanna Coutu

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. TO WIT: EVERYTHING ON THE PROPERTY

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

Attachment: November Final Agenda2 (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
TAYLOR THOMAS STEVEN	2142270	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6183 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

Experts

Joanna Coutu

Nature of Violation

LDC 10100. Nonconforming Uses, Structures, Lots and Densities
Storage of items outside the scope of VNU-94-98 and increasing the size of the storage area.

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
TAYLOR THOMAS STEVEN	2142271	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6183 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

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; AUTO PARTS; DISCARDED FURNITURE; 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

Attachment: November Final Agenda2 (18702 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
TAYLOR THOMAS STEVEN	2142108	Posted Property & LGB & Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6183 W HOMOSASSA TRL
HOMOSASSA, FL 34448-

1

11/7/21

11/17/21

Experts

Joanna Coutu

Nature of Violation

LDC 3140, Temporary Uses. Table 3-2. Temporary Occupancy of a recreation vehicle is permitted two weeks per address per year.

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
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2139410	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11440 N MOONLIGHT TER INGLIS, FL 34449-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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
WILLIAMS JOHN WAYNE AND WILSON DARLENE L	2151851		J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11410 N MOONLIGHT TER INGLIS, FL 34449-	1	11/7/21	11/17/21
Experts			
Joanna Coutu			

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.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. 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

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: November Final Agenda2 (18702 : Special Magistrate Hearing)