



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • NOVEMBER 15, 2021

Special Magistrate Hearing Lecanto Government Building Room 166

9:00 AM

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

A. CALL TO ORDER

November 15, 2021 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

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

- 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, George Pierson

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

Deputy: Nicholas Belfry

E. STAFF UPDATE**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#
Day Mahala M.	2148648
Day MahalaM	2148654
Terovolas Jason & Denise	2148303
Manner Jennifer L	2149484
Manner Jennifer L	2149485
Suntacc & Company Inc.	2146635

Vielleux

Theresa

J

2151367

F. OLD AND NEW CASES

Continued Cases
Name NONE

I Case#

I Continued Until

E. Old & New Cases (Listed in Alphabetical order) Cases to be Heard:**Crystal River United Methodist Church Inc., Code Compliance Case No. 2133734, Case 1**

Nature of Violation: A violation of 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 nomesidential structures may be allowed in accordance with the density allowances as described within this Section.

Reverend David Rawls was present on behalf of the Respondent.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 16, 2021, March 22, 2021, April 28, 2021, May 27, 2021, June 21, 2021, October 25, 2021 and November 16, 2021; Exhibit B: copies of the Notice of Violation, Notice of Hearing, continuation letter, Posting Affidavit and photographs of the posting on the property; and Exhibit C: aerial photographs of the property.

Code Compliance Officer J.C. Charlton testified that his initial inspection was conducted on February 16, 2021 at which time the violation was confirmed. The Church was on the right side of the property. There was a thrift store, occupied campers and RV's on the left side of the property. There were also U-Hauls on the property along with a sign advertising U-Haul rental. The Notice of Violation was issued on March 25, 2021. Notice of Hearing was issued on June 19, 2021 and the continuation letter was sent on August 19, 2021. He has had contact with the representatives of the Respondent.

Special Master Christian Waugh asks Code Officer J.C. Charlton for clarification on the nature of the violation. Code Officer J.C. Charlton defers to Land Development Director Joanna Coutu.

Citrus County Land Development Director Joanna Coutu testified that a PSO (Professional Services/Office District) designation means that they cannot have RV's, campers or RV occupancy on that property. The PSO may be able to include the U-Haul rental/storage, but that would have to be part of a comprehensive plan amendment. She stated further that she spoke with the attorney for the Church who stated he would be submitting a new master plan for the property. She also stated that the thrift store is on the portion of the property zoned "LDR" which does not allow for a thrift store.

Reverend David Rawls stated that missionaries have been coming to the Church for 17 years and because of 1 complaint they are being forced to expend large sums of money to submit new plans to the County. He stated that the "nomads" have been coming and living in the RV's and campers for several weeks to a few months every year. He stated further that right now there is just a maintenance/security person living in an RV on the property and a nomad coordinator is also living in a camper on the property. He stated further that the thrift store was permitted by the County in 2015.

Special Master Order: After reviewing the Land Development Code further, the Special Master finds that the property is in violation, but that the attorney for the Respondent is taking steps to work with the County to abate the violation.

Respondent is in violation of 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.

The Respondent can abate the violation by ceasing activity or pursuing a conditional use and permitting for any proposed use.

The Respondent shall abate the violation no later than 240 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 CRYSTAL RIVER UNITED METHODIST CHURCH INC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Thomas Steven Taylor, Code Compliance Case No. 2142271, Case 2

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

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 1, 2021, October 26, 2021 and November 16, 2021; and Exhibit B: copies of the Property Appraiser's summary, the VNU Permit 94-08, Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 1, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 26, 2021, November 4, 2021 and November 16, 2021. The Notice of Violation was issued on June 3, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 3, 2021. He has had contact with the Respondent who stated that he would abate the violation. Upon his final inspection on November 16, 2021 the property remains in violation.

THOMAS STEVEN TAYLOR testified that he has been working very hard to clean up the property and just needs a bit more time.

A neighbor, Nathan Florian, testified that this property has had junk, garbage and debris on it for years. There are people living in RV's and campers on the property. He testified that he drove by the property on November 16, 2021 at 11:06 p.m. and saw lights on in at least 4 of the campers, along with a campfire and people coming and going. He stated that everyone in the neighborhood is upset about the conditions at this property. He stated that the Sheriff is there constantly for various reasons and that many of the campers on the property are running electricity from a temporary power pole which he believes is a fire hazard. He also believes that there may be environmental health issues at the property.

Special Master Order: The Special Master finds that junk and debris remain on the property. He also cautioned the Respondent that any subsequent violations would be considered an aggravating factor.

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 \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS STEVEN TAYLOR. 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.

Thomas Steven Taylor, Code Compliance Case No. 2142270, Case 3

Nature of Violation: Violation of Land Development Code Section 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.

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 1, 2021, October 26, 2021 and November 16, 2021; Exhibit B: copies of the Property Appraiser's summary, the VNU Permit 94-08, Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property and certified mail return receipt; and Exhibit C: a screen shot of the Property Appraiser's summary and aerial photograph depicting the storage of items not allowed under VNU Permit 94-08.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 1, 2021 at which time the violation was confirmed. He observed automotive parts, furniture and multiple storage sheds. Subsequent inspections were conducted on October 26, 2021, November 4, 2021 and November 16, 2021. The Notice of Violation was issued on June 3, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 3, 2021. He has had contact with the Respondent who stated that he understood the violation and would abate the violation. Upon his final inspection on November 16, 2021 the property remains in violation.

THOMAS STEVEN TAYLOR testified that he has been working very hard to clean up the property. He understands that the use of the property has expanded beyond what he's allowed and just needs a bit more time to abate the violation.

Special Master Christian Waugh asks for clarification of the violation from the Land Development Director.

Land Development Director Joanna Coutu stated that LDC Section 10100 is a title that is meant to be all encompassing. Upon further questioning from Christian Waugh she stated that Sections A, Band D are being violated.

A neighbor, Nathan Florian, testified that this property has had junk, garbage and debris on it for years. There are people living in RV's and campers on the property. He testified that he drove by the property on November 16, 2021 at 11:06 p.m. and saw lights on in at least 4 of the campers, along with a camp fire and people coming and going. He stated that everyone in the neighborhood is upset about the conditions at this property. He stated that the Sheriff is there constantly for various crimes and that many of the campers on the property are running electricity from a temporary power pole which he believes is a fire hazard. He also believes that there may be environmental health issues at the property.

Special Master Order: The Special Master finds that a violation of Land Development Code Section 10100 exists at this property. He also cautioned the Respondent that any subsequent violations would be considered an aggravating factor.

Respondent is in violation of Land Development Code Section 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.

The Respondent can abate the violation by removing all items other than RV's, Trucks, Tractor/Trailers, Boats, and Boat Trailers) and decrease the overall size of the storage area back to the size when the VNU was approved.

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 \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS STEVEN TAYLOR. 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.

Thomas Steven Taylor, Code Compliance Case No. 2142108, Case 4

Nature of Violation: Violation of Citrus County Land Development Code Section 3140. Temporary Uses. Table 3-2. Temporary Occupancy of a Recreational Vehicle on improved property. Allowable Time Period: 2 weeks per address per year.

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 1, 2021, October 26, 2021 and November 16, 2021; and Exhibit B: copies of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 1, 2021 at which time the violation was confirmed. He observed campers and RV's being occupied. Subsequent inspections were conducted on October 26, 2021, November 4, 2021 and November 16, 2021. The Notice of Violation was issued on June 3, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 3, 2021. He has had contact with the Respondent who stated that he understood the violation and would abate the violation. Upon his final inspection on November 16, 2021 the property remains in violation.

THOMAS STEVEN TAYLOR testified that no one is living on the property. He testified that he did let someone live in a camper on the property for a few weeks, but that person is no longer living there.

A neighbor, Nathan Florian, testified that this property has had junk, garbage and debris on it for years. There are people living in RV's and campers on the property. He testified that he drove by the property on November 16, 2021 at 11:06 p.m. and saw lights on in at least 4 of the campers, along with a campfire and people coming and going. He stated that everyone in the neighborhood is upset about the conditions at this property and that the Sheriff is there constantly for various criminal activity. He stated that many of the campers on the property are running electricity from a temporary power pole which he believes is a fire hazard. He also believes that there may be environmental health issues at the property.

Special Master Order: The Special Master finds that the property is in violation of LDC Section 3140. He also cautioned the Respondent that any subsequent violations would be considered an aggravating factor.

Respondent is in violation of Citrus County Land Development Code Section 3140. Temporary Uses. Table 3-2. Temporary Occupancy of a Recreational Vehicle on improved property. Allowable Time Period: 2 weeks per address per year.

The Respondent can abate the violation by vacating the recreation vehicle.

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 \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS STEVEN TAYLOR. 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.

Thomas Steven Taylor, Code Compliance Case No. 2142160, Case 5

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

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 1, 2021, October 26, 2021 and November 16, 2021; and Exhibit B: copies of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 1, 2021 at which time the violation was confirmed. He observed campers, RV's automotive parts and furniture on this property with no principal structure. Subsequent inspections were conducted on October 26, 2021, November 4, 2021 and November 16, 2021. The Notice of Violation was issued on June 3, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 3, 2021. He has had contact with the Respondent who stated that he understood the violation and would abate the violation. Upon his final inspection on November 16, 2021 the property remains in violation.

THOMAS STEVEN TAYLOR testified that he has been working very hard to clean up and remove the items from the property. He understands the violation and just needs a bit more time to abate the violation.

A neighbor, Nathan Florian, testified that this property has had junk, garbage and debris on it for years. There are people living in RV's and campers on the property. He testified that he drove by the property on November 16, 2021 at 11:06 p.m. and saw lights on in at least 4 of the campers, along with a campfire and people coming and going. He stated that everyone in the neighborhood is upset about the conditions at this property and that the Sheriff is there constantly for various reasons. He stated that many of the campers on the property are running electricity from a temporary power pole which he believes is a fire hazard. He also believes that there may be environmental health issues at the property.

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above. He also cautioned the Respondent that any subsequent violations would be considered an aggravating factor.

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

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

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed

thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS STEVEN TAYLOR. 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.

Rose M. Sanders and John P. Morrison. Code Compliance Case No. 2143911, Case 6

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

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

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on June 23, 2021; Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property on November 3, 2021; and Exhibit "C": photographs of his final inspection on November 16, 2021.

Code Officer George Pierson testified that his initial inspection was conducted on June 23, 2021, at which time the violation was confirmed. Subsequent inspections were conducted on August 25, 2021, October 7, 2021, November 3, 2021 and November 16, 2021. A Notice of Violation was issued on August 25, 2021. The Notice of Hearing was issued on October 7, 2021 and posted at the property on November 3, 2021. He has had contact with the Respondents' son who said the property was not in violation because he was "living off the grid." Upon his final inspection on November 16, 2021, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that property is zoned rural residential and is without a principal use.

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

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

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

The Respondents shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ROSE M. SANDERS & JOHN P. MORRISON. 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 Wayne Williams and Darlene L. Wilson. Code Compliance Case No. 2139410, Case 7

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.

DARLENE L. WILSON was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on April 27, 2021, September 8, 2021 and November 16, 2021; and Exhibit B: a copy of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting of the property on November 2, 2021.

Code Officer J.C. Charlton testified that his initial inspection was conducted on April 27, 2021, at which time the violation was confirmed. He observed a camper, boats and other items being stored on this property without a principal structure. Subsequent inspections were conducted on November 2, 2021 and November 16, 2021. A Notice of Violation was issued on April 28, 2021. The Notice of Hearing was issued on September 30, 2021 and posted at the property on November 2, 2021. He has had contact with JOHN WAYNE WILLIAMS who stated that he understood the violation but did not have the financial resources to abate the violation. Upon his final inspection on November 16, 2021, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned Coastal Lakes Region which allows mobile homes or site-built homes. The Respondents need to establish a principal use or remove all items.

DARLENE L. WILSON testified that she did not understand the violation until now. She also stated that she would need quite a bit of time to abate the violation due to financial constraints.

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

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

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

The Respondents shall abate the violation no later than 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 WAYNE WILLIAMS & DARLENE L. WILSON. 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 Wayne Williams and Darlene L. Wilson. Code Compliance Case No. 2151851, Case 8

Case dismissed by Citrus County Code Compliance.

Donna Guscott, Brandon Capelle & Carolyn, Jamie, Anna & Amelia Bussell, Code Compliance Case No. 2145841,. Case No. 9

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 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 21, 2021, August 26, 2021, October 13, 2021 and November 16, 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 21, 2021 at which time the violation was confirmed. He observed discarded tires, scrap metal and a broken fence. Subsequent inspections were conducted on August 26, 2021, October 13, 2021 and November 16, 2021. The Notice of Violation was issued on September 8, 2021. The Notice of Hearing was issued on October 13, 2021. He has not had contact with the Respondents. Upon his final inspection on November 16, 2021 the property remains in violation.

Special Master Order: The Special Master finds that junk and debris remain on the property, but he does not find that the fence is part of the violation.

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

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

The Respondents shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DONNA GUSCOTT, BRANDON CAPELLE, CAROLYN, JAMIE, ANNA, AMELIA & WILLIAM BUSSELL. 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.

Taylor N. June, Code Compliance Case No. 2146269, 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.

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on July 27, 2021; Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt; and Exhibit "C": photographs taken on his final inspection on November 16, 2021.

Code Officer George Pierson testified that his initial inspection was conducted on July 27, 2021 at which time the violation was confirmed. He observed the remnants of a burned mobile home and scrap metal. Subsequent inspections were conducted on October 18, 2021 and November 16, 2021. The Notice of Violation was issued on September 2, 2021. The Notice of Hearing was issued on October 7, 2021. He has not had contact with the Respondent. Upon his final inspection on November 16, 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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JUNE N. TAYLOR. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

John J. Kelley. Code Compliance Case No. 2144105, Case 11

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-31(a), "It shall be unlawful for the owner; or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter

receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent 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 June 28,, 2021, October 2, 2021 and November 16, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on November 4, 2021.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 28, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 27, 2021, and November 16, 2021. The Notice of Violation was issued on July 28, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 4, 2021. He had contact with the Respondent during his initial inspection who stated he would abate the violation. Upon his final inspection on November 16, 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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN J. KELLEY. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

John J. Kelley V. Code Compliance Case No. 2144107, Case 12

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 June 28, 2021, October 27, 2021, and November 16, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on November 4, 2021.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 28, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 27, 2021, November 4, 2021 and November 16, 2021. The Notice of Violation was issued on July 28, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 4, 2021. He had contact with the Respondent during his initial inspection who stated that he would abate the violation. Upon his final inspection on November 16, 2021 the back of the property remains in violation.

Special Master Order: The Special Master finds that the back of the property remains overgrown.

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 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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN J. KELLEY. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

John J. Kelley, V., Code Compliance Case No. 2144106, Case 13

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 June 28,, 2021, October 2, 2021 and November 16, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, posting affidavit and photograph of the posting at the property on November 4, 2021.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 28, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 27,

2021, and November 16, 2021. The Notice of Violation was issued on July 28, 2021. The Notice of Hearing was issued on November 1, 2021 and posted at the property on November 4, 2021. He had contact with the Respondent during his initial inspection who stated he would abate the violation. Upon his final inspection on November 16, 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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN J. KELLEY. 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.

Jean C. Pencheff, Code Compliance Case No. 2142801, Case 14

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

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

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 10, 2021, June 24, 2021, September 15, 2021, October 18, 2021 and November 16, 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 10, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on June 24, 2021, September 15, 2021, October 15, 2021 and November 16, 2021. The Notice of Violation was issued on June 10, 2021. The Notice of Hearing was issued on October 18, 2021. He has had contact with the Respondent who stated her son lives there and is causing the violation. Upon his final inspection on November 16, 2021 the property was much improved, but 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 JEAN C. PENCHEFF. 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 11:13 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 J:elep1Ione (352) 341-6565.

CijR'.ISTIANW. WAUGH, SPECIAL MASTER CITRUS COUNTY CODE
COMPLIANCE HEARING

F.1. Special Magistrate Hearing

Special Magistrate November 17, 2021

G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at