

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

AGENDA

December 15, 2021 9:00 AM

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

Citrus County Government is a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

The Board gives citizens multiple opportunities for **PUBLIC INPUT**. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, TTY (352) 527-5312 at least two days before the meeting.

A. CALL TO ORDER

B. PLEDGE TO FLAG

C. NOTE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MASTER WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING HE/SHE WILL NEED TO ENSURE

**THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH
RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH
THE APPEAL IS TO BE BASED**

D. APPROVE MINUTES

E. STAFF UPDATE

F. OLD AND NEW CASES

F.1. Special Magistrate Hearing

Special Magistrate Meeting December 15, 2021

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing				
AGENDA DATE:	December 15, 2021				
<u>BRIEF OVERVIEW:</u>					
<< BRIEF OVERVIEW HERE >>					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u>					
Special Magistrate Meeting December 15, 2021					

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

**Wednesday, January 19, 2022 @ 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 December 15, 2021

E. Staff Update (Abated & Continued)

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

G. Other Business

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

Attachment: January 2022 Final Agenda (19902 : Special Magistrate Hearing)

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

<u>Name</u>	<u>Case #</u>
BANYAI ELIZABETH	2152362
BANYAI ELIZABETH	2152578
FORD HENRY AND DENNIS RUBY BROOKS	275350
LAURAIN LEONARD L	2150865
LOWERY DONALD AND FISHER MARY F	2151650
MAJOR LEAGUE PROPERTIES 2 LLC	2152642
MME FUTURES LLC	2153238
OBRIGHT PAMELA	2152526
PYLES CHRISTINA LYNN	2149208
RODRIGUEZ CARLOS R AND RODRIGUEZ ELIZABETH M	2136231
SCALA ELIZABETH A AND SCALA PHILLIP JR	2153741
UNGLAUB EWALD	2146949

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>
BREEDEN KYLE D AND BREEDEN MALERIE R	2144283	J. Charlton		Joanna Coutu
BRUNER JASON	2152102	G. Pierson		Joanna Coutu
G RESEARCH AND ANALYSIS LIMITE LIABILITY COMPANY	2152573	J. Charlton		
HAMMEL JEARDT L	2153458	A. Jonason		
IDLETUESDAY LLC	2148930	J. Charlton		Joanna Coutu
LANGER BARBARA G	2150780	G. Pierson		
LIKWID COMMUNICATIONS INC	2150842	G. Pierson		Joanna Coutu
MAILE CHRISTOPHER AND MAILE LAUREN E	2152104	G. Pierson		Joanna Coutu
MONEY JASON T & SHALAN L	242914	J. Charlton		Debra Burns
PAGE MAJA E AND BLUEBIRD REVOCABLE TRUST DATED APRIL 12 2021	2152735	A. Becker		
PRICE GORDON	2152101	G. Pierson		Joanna Coutu
RHOADES JAMES CORY AND RHOADES NICHOLE KATHERINE	2154284	J. Charlton		
RHOADES JAMES CORY AND RHOADES NICHOLE KATHERINE	2154285	J. Charlton		
ROBLES MONET ANGEL & GONZALEZ JESUAN LUIS	2155697	J. Charlton		Joanna Coutu
STEUERLE LOUIS JOHN III	2144757	M. Hampton		Joanna Coutu
SWIFT CHRISTOPHER A	2150087	G. Pierson		Joanna Coutu

To Be Heard	Case #	Service Type	Officer
BREEDEN KYLE D AND BREEDEN MALERIE R	2144283	Email Confirmation	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8646 W ADMIRAL BYRD LN CRYSTAL RIVER, FL 34429-	1	1/9/22	1/19/22
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
BRUNER JASON	2152102	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10096 E TULIPTREE DR INVERNESS, FL 34450-	1	1/9/22	1/19/22
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

To Be Heard	Case #	Service Type	Officer
G RESEARCH AND ANALYSIS LIMITE LIABILITY COMPANY	2152573	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9632 W PLANTATION LN CRYSTAL RIVER, FL 34429-	2	1/9/22	12/15/21
Experts			

Nature of Violation

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

1st Time Heard

12/16/21

1st Time Action

Serge Plotits appeared at the 12/15/2021 hearing on behalf of the Respondent and requested a continuance to allow him to obtain all documents pertaining to this case and previous Case No. 258763 through a public records request. He stated that he wanted to provide these documents to an attorney he would be hiring and have that attorney present with him at the next hearing. The continuance was granted by the Special Master. A continuance letter was sent via certified mail to the LLC and Mr. Plotits advising of the 1/19/2022 hearing date.

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
HAMMEL JEARDT L	2153458	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7216 N WHIPPOORWILL TER HERNANDO, FL 34442-	1	1/9/22	1/19/22
Experts			

Nature of Violation

Citrus County Land Development Code Section 7320(A). PROTECTION AND USE OF RIGHTS-OF-WAY A. No encroachment, including signs, shall be permitted into existing rights-of-way, except for use authorized by the Director of Department of Public Works. 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
IDLETUESDAY LLC	2148930	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9300 W TOM MASON DR CRYSTAL RIVER, FL 34428-	1	1/9/22	1/19/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

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

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified

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
LANGER BARBARA G	2150780	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1110 N BEACH PARK DR INVERNESS, FL 34453-	1	1/9/22	1/19/22
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: The entire lawn must be mowed.

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
LIKWID COMMUNICATIONS INC	2150842	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3577 E KIRBY LN INVERNESS, FL 34452-	1	1/9/22	1/19/22
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

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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
MAILE CHRISTOPHER AND MAILE LAUREN E	2152104	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9623 MALLARD CIR INVERNESS, FL 34450-	1	1/9/22	1/19/22
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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1st Time Heard

1st Time Action

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To Be Heard	Case #	Service Type	Officer
MONEY JASON T & SHALAN L	242914		J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
791 N DUNKENFIELD AVE CRYSTAL RIVER, FL 34429-	1	1/9/22	1/19/22
Experts			
Debra Burns			

Nature of Violation

Chapter 42, Article II, Section 42-39(b): Conflict with Central Water Facilities
 All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200(7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

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5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PAGE MAJA E AND BLUEBIRD REVOCABLE TRUST DATED APRIL 12 2021	2152735	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

3434 N BURROUGHS PATH
BEVERLY HILLS, FL 34465-

1

1/9/22

12/5/21

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

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3rd Time Heard

3rd Time Action

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5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PRICE GORDON	2152101	Certified Mail	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4263 S TAMARAK PT INVERNESS, FL 34450-	1	1/9/22	1/19/22
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

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5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
RHOADES JAMES CORY AND RHOADES NICHOLE KATHERINE	2154284	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

5882 N VELVETEEN PT
DUNNELLO, FL 34433-

1

1/9/22

1/19/22

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; 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
RHOADES JAMES CORY AND RHOADES NICHOLE KATHERINE	2154285	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

5882 N VELVETEEN PT
DUNNELLO, FL 34433-

1

1/9/22

1/19/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

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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
ROBLES MONET ANGEL & GONZALEZ JESUAN LUIS	2155697	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8533 N BACHELOR BUTTON WAY CRYSTAL RIVER, FL 34428-	1	1/9/22	1/19/22
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
STEUERLE LOUIS JOHN III	2144757	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5371 W WINTER SUN LN HOMOSASSA, FL 34446-	1	1/9/22	1/19/22
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. TO WIT: Any and all items being stored 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

To Be Heard	Case #	Service Type	Officer
SWIFT CHRISTOPHER A	2150087	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11573 E STEAMBOAT DR FLORAL CITY, FL 34436-	1	1/9/22	1/19/22
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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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: January 2022 Final Agenda (19902 : Special Magistrate Hearing)