



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • MARCH 16, 2022

Special Magistrate Hearing Lecanto Government Building Room 166

9:00 AM

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

A. CALL TO ORDER

March 16, 2022 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, George Pierson, Amy Becker and Matt Hampton

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

Beth Antrim **Deputy: Joey Amigliore**

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#
Allstate Servicing Inc.	2140842
Blair Leesa Mand Gaylord Julie	2156555
Chiang Ti Lin	2152952
CMP Capital Investments LLC	2157628
CMP Capital Investments LLC	2157627
Driggers Daniel and Stephanie	2157559
Esposito Samuel	2157095
Esposito Samuel	2157180

Esposito Samuel	2157083
Figueredo Randall	2150028
Flanary Mark and Lori	2156192
Hart Kevin M and Vickie L	2159029
Head James	2149812
Head James	2149881
Isaman Cheryl Ann	2156542
Julmiste Pierre and Gilmonio Barbara	2157078
Lamoree Thomas E	2155148
Lamoree Thomas E	2155283
Marsh Deborah E	2150750
MME Futures LLC	2158030
Moore Darren	2156885
Mortensen Carl C	2155342
Neilson Evan R	2157681
Sones Michael Ronald Jr	2152185
Vanness Thomas M	2158380
Whiting Ivan N	2155172

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

Continued Cases
Name NONE Case# Continued Until

F. OLD AND NEW CASES

Abated Cases

Name	Case#
Allstate Servicing Inc.	2140842
Blair Leesa Mand Gaylord Julie	2156555
Chiang Ti Lin	2152952
CMP Capital Investments LLC	2157628
CMP Capital Investments LLC	2157627
Driggers Daniel and Stephanie	2157559
Esposito Samuel	2157095
Esposito Samuel	2157180
Esposito Samuel	2157083
Figueredo Randall	2150028
Flanary Mark and Lori	2156192
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Sones Michael Ronald Jr	2152185
Vanness Thomas M	2158380
Whiting Ivan N	2155172

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

Continued Cases
Name NONE

I Case#

I Continued Until

F.1. Meeting 3-16-2022

Special Magistrate Master Agenda 3-16-2022

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

Cases to be Heard:

Cases to be Heard:

Name	Case#	Officer	Exnerts on case	
Blake Rodney R	2155852	J. Charlton		
Breeden Kyle D & Malerie R	2144283	J. Charlton	Joanna Coutu	
Cooper Carolyn, Daniel and Patsy Buck	2156465	J. Charlton		
Corbitt Robert A	2156393	M. Hampton		
Esposito Samuel	2157082	J. Charlton		
Falagan Mark Anthony & Brandy Nicole	2154483	G. Pierson	Joanna Coutu	
Fitch Donald A, Riley Janelle & Johnson Kent C.	2158044		A. Becker	
Heafner Brenda & Frock Amanda	2157773	A. Becker		
Homosassa Preserve LLC	2144316	M. Hampton	Joanna Coutu	
Irwin Virginia L, Wichersham Betty Joan, O'Neal Carolyn S, Foust James L, Roger K and Mark				2152183
Name	Case#	Officer	Exoerts on case	
Irwin Virginia L, Wichersham Betty Joan, O'Neal Carolyn S, Foust James L, Roger K and Mark				2152186
Irwin Virginia L, Wichersham Betty Joan, O'Neal Carolyn S, Foust James L, Roger K and Mark				2152187
Isaman Chery1 Ann	2156543	J. Charlton		
Johnson Jim Ray	2153591	A. Becker		
Johnson Jim Ray	2153704	A. Becker		
Luttrell Jerry Dale	2151389	G. Pierson		
Luttrell Jerry Dale	2151390	G. Pierson		
Marr Trent and Mary N	2155732	J. Charlton	Joanna Coutu	
Money Jason T & Shalan L	242914	J. Charlton	Debra Burns	
Schweighart Gregory S	2130762	M. Hampton		
Smail Tammy	2153436	G. Pierson		
Sorrell Robert L and Sharon D	2158310	A. Becker		
Speakman Robert H	2149020	J. Charlton		

Robert H. Speakman, Code Compliance Case No. 2149020, Case 1

Nature of Violation: A violation of Citrus County Code of Ordinances, Section 42-164, on-site sewage treatment and disposal system, hereafter referred to as OSTDS, owners within the service area must connect to the utility within the following time periods: If the OSTDS is properly functioning, the OSTDS owner must connect to the utility within 365 days after receiving notification that the utility is available for connection pursuant to Section 42-164 herein and specifically 42-163(a) (1) of the Citrus County Code of Ordinances and in accordance with Chapter 381.00655, F.S.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: 365-day Notice of Requirement to Connect and 90-day Notice to Connect; Exhibit B: Notice of Violation, Notice of Hearing and continuance letter.

The Respondent's son GARY SPEAKMAN was present.

Code Officer J.C. Charlton testified that he received this complaint from Michelle Russell, City of Crystal River Finance Director, on August 23, 2021. He verified that no permits had been applied for and issued a Notice of Violation on August 23, 2021. A Notice of Hearing was issued on November 15, 2021 and a continuance letter was issued on December 16, 2021. He has not had contact with the Respondent or anyone on the Respondent's behalf. As of March 16, 2022, a permit to connect has not been issued.

Michelle Russell, City of Crystal River Finance Director, testified that a 365-day notice to connect was sent to the Respondent on July 23, 2014 via certified mail. A 90-day letter was sent on May 18, 2015. In March of 2017 it was confirmed that the owner of the property was still ROBERT H. SPEAKMAN and that the violation never abated. Since quite a bit of time had elapsed due to employee turnover and procedure changes, the notice requirements were started over. A new 365-day notice to connect was issued by certified mail on February 4, 2021 and returned unclaimed on February 26, 2021. On August 6, 2021, the City confirmed that the property still had not connected and turned the case over to the County for issuance of the Notice of Violation. Ms. Russell testified that she received a telephone call on December 13, 2021 from the Respondent's son, Gary Speakman, who advised that ROBERT H. SPEAKMAN was deceased and that he was the Personal Representative of the Estate. Gary Speakman advised Ms. Russell that the estate was in probate and the Respondent's widow was contesting the will. Gary Speakman further advised her that there was a hearing in the probate case in January, 2022 and he was requesting a continuance. The continuance was granted to today's hearing. On March 8, 2022, Ms. Russell received another phone call from Gary Speakman who stated that he may be demolishing the house after the final probate hearing in July, 2022 and he did not want to have to connect to the sewer now and then again after demolition and rebuilding. He was requesting a further continuance. After consulting with the City Manager, it was decided that due to the passage of so much time without connection to public utilities, the case would be brought before the Special Master for a determination.

Gary Speakman testified that his father never connected because his father believed that Rice Terrace was a private road and he therefore should not be required to connect. He testified that he is not opposed to connecting. He stated that he could not do anything with this property until a homestead issue was resolved by the probate court. He explained that father owned this home and another in Daytona. The probate court ruled that the Daytona property was the Respondent's homestead. Gary Speakman stated that he now has authority to address all issues with this Crystal River property. He is just concerned that if he pays for the connection and hires a plumber and then decides to demolish the home, he may have to connect twice. He is asking for additional time to decide what he wants to do with the home after the probate is finished in July, 2022. He stated that he would be able to make that decision within 30 days from the last probate hearing in July, 2022.

Special Master Christian W. Waugh asked if there was any immediate environmental or safety concern regarding the violation on this property.

Crystal River City Manager Brown Dumas III testified that he realizes that the City dropped the ball, but all the City really just wants is compliance. The septic to sewer program is a benefit to the entire community. He realizes that there may be valid reasons to explain why connection has not yet been accomplished and defers to the Special Master.

Special Master Order: The Special Master finds that there is violation of the ordinance stated above.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 42,-164, on-site sewage treatment and disposal system, hereafter referred to as OSTDS, owners within the service area must connect to the utility within the following time periods: If the OSTDS is properly functioning, the OSTDS owner must connect to the utility within 365 days after receiving notification that the utility is available for connection pursuant to Section 42-164 herein and specifically 42-163(a) (1) of the Citrus County Code of Ordinances and in accordance with Chapter 381.00655, F.S.

The Respondent can abate the violation by contacting the City of Crystal River and connecting to the on-site sewage treatment and disposal system.

The Respondent shall abate the violation no later than 270 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 the owners as they are determined to be. 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.

Jason T. & Shalan L. Money, Code Compliance Case No. 242914, Case 2

Case continued to April 20, 2022.

Kyle D. and Malerie R. Breeden, Code Compliance Case No. 2144283, Case 3

Case Continued to April 20, 2022.

Mark Anthony and Brandy Nicole Falagan, Code Compliance Case No. 2154483, Case 4

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 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 November 18, 2021; Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Property Appraiser's summary, posting affidavit and photograph of the posting at the property; and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on November 18, 2021, at which time the violation was confirmed. Items were being stored on this vacant property without a principal structure. A Notice of Violation was issued on December 23, 2021. The Notice of Hearing was issued on February 3, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is vacant residential property without a primary residence.

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

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 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 MARK ANTHONY & BRANDY NICOLE FALAGAN. 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.

Homosassa Preserve LLC, Code Compliance Case No. 2144316, 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 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 30, 2021, November 17, 2021, January 5, 2022, and March 15, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Property Appraiser's summary, posting affidavit and photograph of the posting at the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on June 30, 2021, at which time the violation was confirmed. Items were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on November 17, 2021, January 5, 2022 and March 15, 2022. A Notice of Violation was issued on December 1, 2021. The Notice of Hearing was issued on February 15, 2022 and posted at the property on March 3, 2022. He has had contact with Brandon Ahlgren, a representative of the Respondent, several times and explained the violation to him. Upon his final inspection on March 15, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is vacant residential property without a primary residence.

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

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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of HOMOSASSA PRESERVE LLC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Trent and Mary N. Marr, Code Compliance Case No. 2155732, 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 Respondent MARY N. MARR was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on December 9, 2021, December 28, 2021 and March 15, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, Property Appraiser's summary, posting affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on December 9, 2021, at which time the violation was confirmed. Items were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on December 23, 2021, February 3, 2022, March 1, 2022 and March 15, 2022. A Notice of Violation was issued on December 9, 2021. The Notice of Hearing was issued on December 29, 2021. The continuation letter was sent via certified mail on January 12, 2022 and posted at the property on February 28, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is a Coastal Lakes Region with no mobile homes allowed and is vacant and without a primary residence. The Respondent applied for a building permit for a residential structure but that permit was not issued and was denied.

MARY MARR testified that she and her husband hired someone to submit the permit application. She said the permit was denied because there was less than 51% of living space. However, she cannot

find anything in the Building Code requiring a minimum percentage of living space and is appealing the denial of the permit. She submitted photographs of surrounding properties with trailers on them to demonstrate why she thought she was allowed to store her travel trailer and other items on the property. She realizes now that it is a violation and will remove all items until her primary residence is established.

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

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 90 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 TRENT & MARY N. MARR. 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.

Jane Ellen & Michael Arlen Patterson, Code Compliance Case No. 2157963, Case 7

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. Tenant, Kobi Koon, was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on January 28, 2022, February 4, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on January 28, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on February 4, 2022, February 11, 2022 and March 15, 2022. The Notice of Violation was issued on January 28, 2022. The Notice of Hearing was issued on February 4, 2022. She has not had contact with the Respondent but has spoken to the tenant, Kobi Koon who stated that he would abate the violation as soon as he could. Upon her final inspection on March 15, 2022 the front of the property was much improved, but the back of the property remains in violation.

Tenant Kobi Koon testified that has been cleaning up the property since he moved to the property in December 2021. He stated that he needs more time because he has to borrow a truck to remove the rest of the debris.

Special Master Order: The Special Master finds that the tenant at the property making progress in abating the violation, but the property is still in violation.

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 JANE ELLEN & MICHAEL ARLEN PATTERSON. 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.

Tammy Smail, Code Compliance Case No. 2153436, Case 8

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

The Respondent was not present despite 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 October 28, 2021; Exhibit B: copies of the Notice of Hearing, Notice of Violation, and certified mail return receipt; and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on October 28, 2021 at which time the violation was confirmed. The front yard was filled with appliances, junk and debris. Subsequent inspections were conducted on December 15, 2021, February 3, 2022 and March 15, 2022. The Notice of Violation was issued on December 15, 2021. The Notice of Hearing was issued on February 3, 2022. He has had contact with the Respondent who has been cleaning up the property.

Upon his final inspection on March 15, 2022 the condition of the property has improved, but remains in violation.

THOMAS SMAIL, the son of the Respondent testified that he does not have transportation or steady income and therefore requested additional time to abate the violation.

Special Master Order: The Special Master finds that THOMAS SMAIL is making progress but the property is in violation of the above-cited Citrus County ordinance.

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 TAMMY SMAIL. 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.

Gregory S. Schweighart, Code Compliance Case No. 2130762, Case 9

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

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 5, 2021, December 6, 2021, January 13, 2022, February 16, 2022, March 14, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on January 5, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on December 6, 2021, January 13, 2021, February 26, 2021 and March 15, 2022. The Notice of Violation was issued on January 13, 2022. The Notice of Hearing was issued on February 16, 2022. He had contact with the Respondent in December, 2021. On March 14, 2022, the Respondent left a voicemail message him stating that the vehicle was removed. Officer Hampton returned the Respondent's phone call but

had to end the conversation due to the Respondent's argumentative behavior. Upon his final inspection on March 15, 2022 the property remains in violation.

GREGORY S. SCHWEIGHART apologized for his behavior during his telephone conversation with Matt Hampton on March 15, 2022. He further stated that Matt Hampton has been nothing but kind to him. He testified that he was ill with Covid twice over the last year and that has hampered his ability to abate the violation. The vehicle with the flat tires requires new axles and shipping issues have caused further delay. He stated that he will abate the violation as soon as he can.

Special Master Order: The Special Master finds that the Respondent is taking steps to abate the violation, but the violation still exists.

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

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

The Respondent shall abate the violation on later than 90 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 GREGORY S. SCHWEIGHART. 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.

Rodney R. Blake, Code Compliance Case No. 2155852, Case 10

Continued to April 20, 2022.

Brenda Heafner and Amanda Frock, Code Compliance Case No. 2157773, Case 11

Nature of Violation: A repeat 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.

AMANDA FROCK was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A:

photographs taken on January 25, 2022, January 28, 2022, February 1, 2022, February 4, 2022, February 8, 2022, February 11, 2022, February 15, 2022, February 18, 2022, February 23, 2022,

February 25, 2022, March 1, 2022, March 4, 2022, March 8, 2022, March 11, 2022 and March 15, 2022; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for Repeat Violation, posting affidavit and photograph of the posting at the property, and certified mail, return receipt; and Exhibit C: copies of the Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance from Case No. 2140813.

Code Officer Amy Becker testified that this property was previously found guilty of the same violation on June 16, 2021 in Case No. 2140813. The violation in that case abated on July 19, 2021 before fines were imposed. Her initial inspection for this repeat violation was conducted on January 25, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on January 28, 2022, February 1, 2022, February 4, 2022, February 8, 2022, February 11, 2022, February

15, 2022, February 18, 2022, February 23, 2022, February 25, 2022, March 1, 2022 and March 15, 2022. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on January 25, 2022 and posted at the property and the Lecanto Government Building on January 25, 2022. The violation abated on February 1, 2022 and remained in compliance until February 25, 2022 when the property was found to be in violation again. She has had contact with AMANDA FROCK. Officer Becker attempted to contact the Respondent on February 23, 2022 to advise her that the property was again in violation without success. Officer Becker spoke with a gentleman at the property on March 8, 2022 and explained that the property was again in violation. Upon her final inspection on March 15, 2022, the condition of the property is improved, but remains in violation.

AMANDA FROCK testified that she is a scrapper and that once she was advised of the violation she took steps to correct it. She was not aware that the property was found to be in violation again on February 25, 2022. She stated that if she had been aware of it she would have corrected it immediately.

Special Master Order: The Special Master finds that a repeat violation of junkyard conditions exists at this property.

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

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

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article 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.

A total fine from January 25, 2022 through January 31, 2022 of \$100.00 per day for 7 days for a total of \$700.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of AMANDA FROCK & BRENDA HEAFNER. A fine of \$50.00 per day from February 25, 2022 through March 15, 2022 for a total of \$950.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of AMANDA FROCK & BRENDA HEAFNER. A fine of \$100.00 per day will be imposed from March 16, 2022 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of AMANDA FROCK & BRENDA HEAFNER. 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.

Carolyn Cooper, Daniel and Patsy Buck, Code Compliance Case No. 2156465, Case 12

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

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

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on December 29, 2021, January 12, 2022, February 28, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on December 29, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on January 12, 2022, February 28, 2022 and March 15, 2022. There have been previous violations at this property. The Notice of Violation was issued on December 29, 2021. The Notice of Hearing was issued on January 12, 2022. He had not had contact with the Respondents until late in the day on March 15, 2022 when PATSY BUCK called to state that the Respondents now had garbage pickup. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the amount of garbage on the property and the previous violations at this property are aggravating factors.

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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of CAROLYN COOPER, DANIEL & PATSY BUCK. 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.

Robert A. Corbitt, Code Compliance Case No. 2156393, 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 receiving notice of the date and time of the hearing via certified mail.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on December 28, 2021, February 3, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on December 28, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on February 3, 2022 and March 15, 2022. The Notice of Violation was issued on December 29, 2021. The Notice of Hearing was issued on February 3, 2022. He has had contact with a tenant at the property but never the property owner. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of junkyard conditions.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ROBERT A. CORBITT. 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.

Samuel Esposito, Code Compliance Case No. 2157082, Case 14

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

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

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 11, 2022, January 26, 2022, March 1, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on January 11, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on January 26, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on January 12, 2022. The Notice of Hearing was issued on January 31, 2022. He has had contact with a tenant at the property. Upon his final inspection on March 15, 2022 the condition of the property has improved, but remains in violation.

Special Master Order: The Special Master finds that while improved, the property remains in violation.

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 SAMUEL ESPOSITO. 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.

Donald A. Fitch, Janelle Riley & Kent C. Johnson, Code Compliance Case No. 2158044, Case 15

Nature of Violation: A repeat 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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on January 28, 2022, February 2, 2022, February 4, 2022, February 9, 2022, February 11, 2022, February 16, 2022, February 18, 2022, February 23, 2022, February 25, 2022, March 1, 2022, March 4, 2022, March 8, 2022, March 11, 2022 and March 15, 2022; Exhibit B: copies of the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit and photograph of the posting at the property; and Exhibit C: Findings of Fact, Conclusions of Law and Order and Order Acknowledging Compliance for previous Case No. 2150392.

Code Officer Amy Becker testified that this property was previously found guilty of the same violation on October 20, 2021 in Case No. 2150392. The violation in that case abated on December 23, 2021 before fines began to accrue. Her initial inspection for this repeat violation was conducted on January 28, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on February 2, 2022, February 4, 2022, February 9, 2022, February 11, 2022, February 16, 2022, February 18, 2022, February 23, 2022, February 25, 2022, March 1, 2022 and March 15, 2022. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on January 28, 2022 and posted at the property and the Lecanto Government Building on January 28, 2022. She has had contact with the Respondent. The property was in compliance beginning on March 4, 2022 and continuing through March 14, 2022. Upon her final inspection on March 15, 2022, the property was again in violation of junkyard conditions.

Special Master Order: The Special Master finds that there is a repeat violation of junkyard conditions at this property.

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

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

Respondent is therefore guilty of a repeat violation of Citrus County Code of Ordinances, Chapter 20, Article 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.

A total fine from January 28, 2022 through March 3, 2022 of \$100.00 per day for 35 days for a total of \$3,500.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of the DONALD A FITCH, JANELLE RILEY & KENT

C. JOHNSON. A fine of \$200.00 per day will be imposed from March 15, 2022 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the DONALD A FITCH, JANELLE RILEY & KENT C. JOHNSON. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. 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.

Virginia L. Irwin, Betty Joan Wichersham, Carolyn S. O'Neal and James L., Roger K. and Mark Foust, Code Compliance Case No. 2152183, Case 16

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 George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on October 7, 2021; Exhibit B: copies of the Notice of Violation, Notice of

Hearing, posting affidavit and photograph of the posting at the property and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on October 7, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on November 17, 2021, February 2, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on November 17, 2021. The Notice of Hearing was issued on February 2, 2022 and posted at the property on March 1, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the violation of junkyard conditions exists at the property is in violation of the above-cited Citrus County ordinance.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of VIRGINIA L. IRWIN, BETTY JOAN WICKERSHAM, CAROLYN S. O'NEAL, JAMES L.,

ROGER K. & MARK H. FOUST. 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.

Virginia L. Irwin, Betty Joan Wickersham, Carolyn S. O'Neal and James L., Roger K. and Mark Foust, Code Compliance Case No. 2152186, Case 17

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 George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on October 7, 2021; Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on October 7, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on November 17, 2021, February 2, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on November 17, 2021. The Notice of Hearing was issued on February 2, 2022 and posted at the property on March 1, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022 the property remains in violation.

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

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of VIRGINIA L. IRWIN, BETTY JOAN WICKERSHAM, CAROLYN S. O'NEAL, JAMES L.,

ROGER K. & MARK H. FOUST. 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.

Virgina L. Irwin, Betty Joan Wichersham, Carolyn S. O'Neal and James L., Roger K. and Mark Foust. Code Compliance Case No. 2152187, Case 18

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

The Respondent was 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 October 7, 2021; Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on October 7, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on November 17, 2021, February 2, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on November 17, 2021. The Notice of Hearing was issued on February 2, 2022 and posted at the property on March 1, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of the above-cited Citrus County ordinance.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of VIRGINIA L. IRWIN, BETTY JOAN WICKERSHAM, CAROLYN S. O'NEAL, JAMES L.,

ROGER K. & MARK H. FOUST. 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.

Cheryl Ann Isaman, Code Compliance Case No. 2156543, Case 19

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 December 20, 2021, January 20, 2022, March 1, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer J.C. Charlton testified that his initial inspection was conducted on December 20, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on January 20, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on December 29, 2021. The Notice of Hearing was issued on January 25, 2022. He has had contact with the Respondent who stated that she was having an estate sale. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the violation of junkyard conditions exists at this 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 CHERYL ANN ISAMAN. 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.

Jim Ray Johnson, Code Compliance Case No. 2153591, Case 20

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 but left ill.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on November 2, 2021, January 11, 2022, February 24, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on November 2, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on January 11, 2022, February 24, 2022 and March 15, 2022. The Notice of Violation was issued on November 2, 2021. The Notice of Hearing was issued on January 11, 2022. She has had contact with the Respondent who stated he is doing his best to abate the violation. Upon her final inspection on March 15, 2022 the property remains in violation.

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

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 JIM RAY JOHNSON. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. 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.

Jim Ray Johnson, Code Compliance Case No. 2153704, Case 21

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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on November 2, 2021, January 11, 2022, February 24, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on November 2, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on January 11, 2022, February 24, 2022 and March 15, 2022. The Notice of Violation was issued on November 2, 2021. The Notice of Hearing was issued on January 11, 2022. She has had contact with the Respondent who stated he is doing his best to abate the violation. Upon her final inspection on March 15, 2022 the property remains in violation.

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

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article VI Section 20-61, "It shall be unlawful for anyone owning, leasing, occupying or having control of any

property subject to the provisions of this article to maintain weeds, grass and undergrowth in excess of 18" in height, or an accumulation of vegetative matter."

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JIM RAY JOHNSON. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. 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.

Jerry Dale Luttrell, Code Compliance Case No. 2151389, Case 22

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 George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on September 23, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, continuation letter, posting affidavit and photograph of the posting at the property; and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on September 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 27, 2021, January 5, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on October 27, 2021. The Notice of Hearing was issued on January 6, 2022 and the continuation letter was issued on January 12, 2022 and posted at the property on March 1, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that junkyard conditions exist at the property.

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

and except for accumulations of vegetative waste on agricultural lands on the above property. To Wit: miscellaneous junk and debris, discarded furniture.

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JERRY DALE LUTTRELL. 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.

Jerry Dale Luttrell. Code Compliance Case No. 2151390. Case 23

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 George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on September 23, 2021; and Exhibit B: copies of the Notice of Hearing, Notice of Violation, continuation letter, posting affidavit and photograph of the posting at the property; and Exhibit C: photographs taken on March 15, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on September 23, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on October 27, 2021, January 5, 2022, March 1, 2022 and March 15, 2022. The Notice of Violation was issued on October 27, 2021. The Notice of Hearing was issued on January 6, 2022 and the continuation letter was issued on January 12, 2022 and posted at the property on March 1, 2022. He has not had contact with the Respondent. Upon his final inspection on March 15, 2022 the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of the above-cited Citrus County ordinance.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JERRY DALE LUTTRELL. The County Attorney's Office may seek foreclosure or money judgment on any

unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Robert L. and Sharon D. Sorrell, Code Compliance Case No. 2158310, Case 24

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

After an investigation by Code Officer Amy Becker, a notice of violation was issued to the Respondent alleging a 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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on February 2, 2022, February 24, 2022, March 4, 2022 and March 15, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on February 2, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on February 3, 2022, February 18, 2022, February 24, 2022, March 4, 2022 and March 15, 2022. The Notice of Violation was issued on February 2, 2022. The Notice of Hearing was issued on February 24, 2022 and posted at the property on March 4, 2022. She has had contact with the Respondent SHARON D. SORRELL multiple times. Upon her final inspection on March 15, 2022 the property remains in violation.

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

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

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ROBERT L. & SHARON D. SORRELL. 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 12:05 p.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 d s before the meeting. If you are hearing or speech impaired, use the TDD tel hone (352) 34116§80.

GH, SPECIAL MASTER ODEC01\1PLIANCEHEARING

G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at