

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

AGENDA

April 20, 2022 9:00 AM

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

April 20, 2022 Special Magistrate Hearing

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing				
AGENDA DATE:	April 20, 2022				
<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>					
April 20, 2022 Special Magistrate Hearing					

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

**Wednesday, April 20, 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 March 16, 2022

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: April 2022 Final Agenda (20284 : Special Magistrate Hearing)

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

<u>Name</u>	<u>Case #</u>
BAKER JORDAN	2159607
BREGOLI LAWRENCE M	2159779
CSX RR	2145463
DONOVAN DAVID AND DONOVAN BELINDA	2158207
ENACHIOAIE ADRIAN	2158403
FREEZE DELBERT SR	2156547
GUNTHER JARED IAN	2159174
HAWLEY TAMMIE L	2158929
LELAND ELOUISE RUTH	2157728
LOTIS REAL ESTATE HOLDINGS LLC	2157843
MCGUIRE SHEA	2158561
MCMM INVESTMENT LLC	2157599
MONEY JASON T & SHALAN L	242914
ROGERS MICHAEL DELBERT AND GUARRERA SARAH ANN	2158206
ROGERS MICHAEL DELBERT AND GUARRERA SARAH ANN	2158050
SAULS BARRY C AND SAULS DIANA G	2157326
SCHELL CAROL A AND SCHELL VINCENT J	2159480
TRAN JOHN	2158174
VALDES MARELYN	2159859
VALDES MARELYN	2159861
WALKER CYNTHIA P AND MOORE CARLA ANN	2155521
WEISMAN WAYNE	2152649

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
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Attachment: April 2022 Final Agenda (20284 : Special Magistrate Hearing)

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>
BENEFIELD WILMA B	278988	M. Hampton		
BREEDEN KYLE D AND BREEDEN MALERIE R	2144283	J. Charlton		Joanna Coutu
COMMON WEALTH TRUST SERVICES L AND 1115 N COUNTRY CLUB LAND TRUST AUGUST 2 2021	2160213	J. Charlton		
CUMMINGS THERESA L	2160423	A. Becker		
GIGUERE VAUGHN P AND KELLY ANDREA C	2157544	J. Charlton		Joanna Coutu
GRAVES BRENDA J AND ANGELICA B HART	2155567	G. Pierson		
HAMMEL JEARDT L	2153458	A. Jonason		
HUFFERT GEORGE	2161294	M. Hampton		
KOZICKI STANLEY J AND KOZICKI MARY ANNE	2158385	J. Charlton		Joanna Coutu
LEVENTURES LLC	2151365	A. Jonason		Joanna Coutu
LIKWID COMMUNICATIONS INC	2150842	G. Pierson		Joanna Coutu
LOY WILLIAM FREDERICK IV	2158428	A. Becker		Joanna Coutu
LOY WILLIAM FREDERICK IV	2158436	A. Becker		Joanna Coutu
PARTAIN MARVIN H	2157634	A. Jonason		Joanna Coutu
SANSOM LEWIS AND SANSOM YVONNE	2136359	M. Hampton		Joanna Coutu
SCHULTZ DOLORES M	2158326	M. Hampton		
TRAPUZZANO CHRISTOPHER J	2126656	A. Jonason		
TURNER THOMAS L	2159146	J. Charlton		
TURNER THOMAS L	2159168	J. Charlton		
TURNER THOMAS L	2159167	J. Charlton		Joanna Coutu
UNITED STATES OF AMERICA	2160481	A. Becker		
YOUNG JEFFREY AND YOUNG SHANNON	2158047	M. Hampton		

Attachment: April 2022 Final Agenda (20284 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
BENEFIELD WILMA B	278988	Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6645 S FRANKFURTER WAY HOMOSASSA, FL 34446-	1	4/10/22	4/20/22
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: DISCARDED FURNITURE; AUTO PARTS; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BREEDEN KYLE D AND BREEDEN MALERIE R	2144283	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8646 W ADMIRAL BYRD LN CRYSTAL RIVER, FL 34429-	3	4/10/22	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

1/24/22

1st Time Action

Special Master granted a continuance to allow property owners time for agricultural exemption to be approved. Continuation letter sent via certified mail advising of 3/16/2022 hearing date.

2nd Time Heard

3/18/22

2nd Time Action

Special Master continued this case to the next hearing on 4/20/2022 and asked the parties to submit briefs regarding the Right to Farm Act, agricultural exemptions and various other issues specified in his order (see copy of order added to case file).

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
COMMON WEALTH TRUST SERVICES L AND 1115 N COUNTRY CLUB LAND TRUST AUGUST 2 2021	2160213	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

1115 N COUNTRY CLUB DR
CRYSTAL RIVER, FL 34429-

1

4/10/22

4/20/22

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:
MISCELLANEOUS JUNK AND DEBRIS, CONSTRUCTION DEBRIS.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

Attachment: April 2022 Final Agenda (20284 : Special Magistrate Hearing)

To Be Heard	Case #	Service Type	Officer
CUMMINGS THERESA L	2160423	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9155 N CARESSA WAY CITRUS SPRINGS, FL 34434-	1	4/10/22	4/20/22
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.

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
GIGUERE VAUGHN P AND KELLY ANDREA C	2157544	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11567 N KAYAK PT INGLIS, FL 34449-	1	4/10/22	4/20/22
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
GRAVES BRENDA J AND ANGELICA B HART	2155567	Posted Property & LGB	George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10242 E PIKE DR INVERNESS, FL 34450-	1	4/10/22	4/20/22
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. 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
HAMMEL JEARDT L	2153458		Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7216 N WHIPPOORWILL TER HERNANDO, FL 34442-	2	4/10/22	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

1/21/22

1st Time Action

Guilty; granted 30 days from date of the Order (1/20/2022) to abate the violation or \$350/day fine will be imposed. Has until 2/19/2022 to abate violation. Reinspection scheduled for 2/21/2022.

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
HUFFERT GEORGE	2161294	Posted Property & LGB and Certified mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6301 W BEAUMONT LN HOMOSASSA, FL 34448-	1	4/10/22	4/20/22
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.

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
KOZICKI STANLEY J AND KOZICKI MARY ANNE	2158385	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
100 N MCGOWAN AVE CRYSTAL RIVER, FL 34429-	1	4/10/22	4/20/22
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
LEVENTURES LLC	2151365	Certified mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3769 E ORCHID ST HERNANDO, FL 34442-	1	4/10/22	3/16/22
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
LIKWID COMMUNICATIONS INC	2150842		George Pierson
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3577 E KIRBY LN INVERNESS, FL 34452-	1	4/10/22	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

1/19/22

1st Time Action

Christopher Smith appeared on behalf of the respondent and requested a continuance which was granted by the Special Master. Case will be heard on 3/16/2022.

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
LOY WILLIAM FREDERICK IV	2158428	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
117 S THAYER AVE LECANTO, FL 34461-	1	4/10/22	4/20/22
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
LOY WILLIAM FREDERICK IV	2158436	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
117 S THAYER AVE LECANTO, FL 34461-	1	4/10/22	4/20/22
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 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
PARTAIN MARVIN H	2157634	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3451 E BUFFALO LN HERNANDO, FL 34442-	1	4/10/22	4/20/22
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
SANSOM LEWIS AND SANSOM YVONNE	2136359	Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8144 W PEBBLE LN HOMOSASSA, FL 34448-	1	4/10/22	4/20/22
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. TO WIT: Boat & Trailer; Trailer; Shed; Any & all other possessions on the vacant parcel

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
SCHULTZ DOLORES M	2158326		Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6759 W SASSER ST HOMOSASSA, FL 34446-	1	4/10/22	4/20/22
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: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
TRAPUZZANO CHRISTOPHER J	2126656	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1266 N ARKANSAS TER HERNANDO, FL 34442-	1	4/10/22	4/20/22
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. 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
TURNER THOMAS L	2159146	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6263 W SEOUL LN DUNNELLON, FL 34433-	1	4/10/22	4/20/22
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: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
TURNER THOMAS L	2159168	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6263 W SEOUL LN DUNNELLO, FL 34433-	1	4/10/22	4/20/22
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

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
TURNER THOMAS L	2159167	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6263 W SEOUL LN DUNNELLON, FL 34433-	1	4/10/22	4/20/22
Experts			
Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3150:

A. Fences in residential districts shall not be constructed of barbed wire or electrical unless an agricultural use is authorized.

B. Fences and walls may be permitted along property lines outside of required easements. No fence or wall in a residential district shall exceed six feet in height.

C. Fences, walls, hedges, or other structures or vegetation shall not be permitted over 30 inches in height above the average road grade in a visibility triangle. Such triangle shall consist of the area bounded by (i) the edge of pavement of a road (or the edge of an unpaved road); (ii) the edge of pavement of an intersecting road or driveway (or the edge of an unpaved road or driveway); and (iii) an imaginary line connecting the other two lines at points 25 feet from their intersection.

D. Fences shall consist of one or more of the following materials: wood, picket, field fence, basket weave, lattice, split rail, plank, panels, woven saplings, cast or wrought iron, chain link or pvc/plastic, except where an agricultural use is authorized.

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
UNITED STATES OF AMERICA	2160481	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
409 W OBERLIN PL CITRUS SPRINGS, FL 34434-	1	4/10/22	4/20/22
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: APPLIANCES; 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
YOUNG JEFFREY AND YOUNG SHANNON	2158047	Certified Mail	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3195 S CALAIS TER HOMOSASSA, FL 34448-	1	4/10/22	4/20/22
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: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

G. Other Business

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

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, 110 North Apopka Avenue, Inverness, Florida 34450; (352) 341-6560, at least two days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 341-6580.

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

Attachment: April 2022 Final Agenda (20284 : Special Magistrate Hearing)