



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • APRIL 20, 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

April 20, 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 Interim Director JC Charlton, 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, Alan Jonason

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

Beth Antrim **Deputy: Salvatore Demarco**

E. STAFF UPDATE**D. Staff Update (Abated & Continued)**

Code Compliance Director Scott McKinney did not read the following abated cases into the reco they were posted outside of the meeting room:

Abated Cases

Name	Case#
Baker Jordan	2159607
Bregoli Lawrence M.	2159779
CSXRR	2145463
Donovan David and Donavan Belinda	2158207
Enachioaie Adrian	2158403
Freeze Delbert Sr.	2156547
Gunter Jared Ian	2159174
Hammel Jeardt L	2153458

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

F. OLD AND NEW CASES

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

be Heard:

Cases to be Heard:

Name	Case#	Officer	Exoerts on case
Benefield Wilma B	278988	M. Hampton	
Breeden Kyle D and Breeden Malerie R	2144283	J. Charlton	Joanna Coutu
Common Wealth Trust Services, etc.	2160213	J. Charlton	
Cummings Theresa L	2160423	A. Becker	
Donovan David and Donovan Belinda	2158042	M. Hampton	
Giguere Vaughn P and Kelly Andrea C	2157544	J. Charlton	
Graves Brenda J and Angelica B Hart	2155567	G. Pierson	
Hammel Jeardt	2153458	A. Jonason	
Huffert George	2161294	M. Hampton	
Kozicki Stanley J and Mary Anne	2158385	J. Charlton	Joanna Coutu
Leventures LLC	2151365	J. Charlton	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
Name	Case#	Officer	Exnerts on case
Sansom Lewis and 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	Shannon		
	2158047		
	M.		
Hampton			

F.1. Special Magistrate Hearing

April 20, 2022 Special Magistrate Hearing

Leventures LLC, Code Compliance Case No. 2151365, Case 1

Attorney Terry Cramer, III, Esq. appeared via telephone on behalf of the Respondent and requested a continuance. Case was continued by the Special Master to June 16, 2022.

Jeardt L. Hammel, Code Compliance Case No. 2153458,**Case 2**

*****Fine Appeal*****

THIS MATTER, having come before Citrus County Code Compliance Special Master Christian W. Waugh on April 20, 2022, on an appeal from a fine originally ordered on January 19, 2022, after the property was found to be in violation of Citrus County Land Development Code Section 7320 Paragraph A: Protection and Use of Rights-of-Way; No encroachment, including signs, shall be permitted into existing rights-of-way, except for use authorized by the Director of Department of Public Works.

The Special Master being fully advised as to the facts, law, and premises of the case does find the following facts:

An Order Imposing Fine in the amount of \$350.00 per day, plus administrative costs beginning on February 21, 2022 and continuing with interest until the violation is abated was sent via first class mail to the Respondent allowing him 20 days to appeal.

The Respondent, through his attorney Joseph C. Shoemaker, Esq. timely requested a fine appeal.

The violation on the property was abated on April 19, 2022.

Based upon the testimony and evidence presented at the April 20, 2022 hearing by the County and the Respondent's attorney, Joseph C. Shoemaker, Esq., the Special Master finds that there is just cause to reduce the amount of the fine to the administrative costs incurred by the County.

As a result of the foregoing, it is hereby, ORDERED AND ADJUDGED that:

The appeal is GRANTED to the extent that the fine is reduced to the administrative costs incurred by the County in the amount of \$423.22 which sum shall be paid within 30 days of the date of this Order.

Likwid Communications Inc., Code Compliance Case No. 2150842, Case 3

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.

Christopher Smith was present on behalf of the Respondent, along with his attorney, William Grant, Esq.

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on September 16, 2021, September 30, 2021, November 10, 2021, December 10, 2021, January 5, 2022 and January 14, 2022; Exhibit B: a copy of the Notices of Violation, Notice of Hearing, posting Affidavit, and the Property Appraiser's summary; Exhibit C: photographs taken on April 19, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on September 16, 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 September 30, 2021, November 10, 2021,

December 10, 2021, January 5, 2022 and January 14, 2022. A Notice of Violation was issued on November 12, 2021. The Notice of Hearing was issued on December 10, 2021. He stated that this case was originally scheduled for the January 19, 2022 hearing. On January 18, 2022 a motion to continue was received via email by Attorney William Grant on behalf of the Respondent. CHRISTOPHER SMITH appeared on January 19, 2022 and a continuance was granted by the Special Master to March 16, 2022. On March 3, 2022 a further continuance was requested via email by Attorney Grant. That continuance was granted by former Code Compliance Director Scott McKinney. Upon Officer Pierson's final inspection on April 19, 2022, the property remains in violation.

William Grant submitted Respondent's Exhibit A which was is photograph taken on April 20, 2022 which he stated demonstrates a good faith effort on behalf of the Respondent to abate the violation. Attorney Grant stated that the Respondent admits that the property is in violation of the ordinance listed above but requested a 30-day continuance.

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 is granted a continuance to the May 18, 2022 hearing. The Respondent shall notify Code Compliance when the violation is abated. If the violation is abated before May 17, 2022, the Respondent shall not be required to appear at the May 18, 2022 hearing.

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

Respondent Kyle D. Breeden was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 29, 2021, August 3, 2021, August 23, 2021, October 6, 2021, January 18, 2022, and April 19, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, and the Property Appraiser's summary and an aerial photograph of the surrounding properties.

Code Officer J.C. Charlton testified that this case was continued from the March 16, 2022 hearing to today in order to allow the parties to submit briefs requested by the Special Master at the March 16, 2022 hearing. His initial inspection was conducted on June 29, 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 August 2, 2021, December 21, 2021, January 6, 2022, January 18, 2022 and March 15, 2022. A Notice of Violation was issued on August 31, 2021. The Notice of Hearing was issued on October 6, 2021. He has had contact with KYLE D. BREEDEN. Upon his final inspection on March 15, 2022, the property remains in violation.

Special Master Christian Waugh incorporates the briefs submitted by the County and the Respondents into the record along with an email dated April 13, 2022 from the Respondents to the County. Additionally, the Special Master incorporates all evidence and testimony submitted in the prior hearings.

KYLE D. BREEDEN testified that he owns over 10 acres of property near this particular property. He stated that he interprets the code differently from the County. He believes that the road between this property and his other property should not matter when it comes to the size of his property. He also stated that he feels that the County has been less than helpful since the beginning of this case.

A discussion was had regarding the briefs submitted by the parties; specifically regarding the current use of this property as pasture for goats.

Senior Assistant County Attorney Beth Antrim points out that in order for the violation to be abated a residence needs to be built on this property.

Mr. BREEDEN states that he interprets the County's position in their brief to mean that in order to establish this property as pasture, an agricultural exception would need to be granted by the Property Appraiser.

Christian Waugh stated that the only question he has after reading both briefs is whether obtaining an agricultural exemption for this property would satisfy the County.

Beth Antrim stated that she did not state that in her brief and that would be a policy decision which she cannot make; a policy decision would be made by the administration of the County.

Citrus County Land Development Director Joanna Coutu testified that currently this is vacant residential property without a primary residence. She stated further that the problem with an agricultural exemption is anything on that lot would have to be related to and stated in the agricultural exemption. An agricultural exemption is not a license to do whatever you want with the property. The Property Appraiser will grant specific activities to be allowed on that parcel and nothing over and above what is granted will be allowed. The County cannot state for sure at this time that the granting of an agricultural exemption will abate this violation. It depends on what is specifically granted in that agricultural exemption.

Mr. BREEDEN states that currently there is a storage container on the property which he uses to store hay, feed, and tools. There is also an awning to cover a feeder and a tractor, a goat house, and goats.

Special Master Order: The Special Master finds the following facts:

This property is in a Rural Residential District and the Respondents' placement of goats on this property is therefore not permitted absent some form of permission by the County, including the appropriate exemption by the Property Appraiser.

Respondents are maintaining goats on the property.

Respondents maintain multiple accessory structures on the property, including a storage container and awning.

There is no principal use, principal structure, or residence established on the property.

The property in question is not contiguous to the other property owned by the Respondents that would make the property 1 acre or larger in size.

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

Respondents' defenses are largely unavailing. First, The Florida Right to Farm Act does not prohibit enforcement of the Code as the County seeks to do in this case as the Code was enacted prior to the Right to Farm Act. Neither the intent nor the text of the Act seems to apply. Second, the Citrus County Property Appraiser's classification or tax exemption of this property as agricultural may affect this current violation. Thus, an agricultural exemption will only abate the violation if it references and permits the activities that Respondents seek to allow on the property.

Otherwise, Respondents can abate the violation by removing any and all items stored on the property until a principal use structure is established or obtaining an exemption from the Property Appraiser to permit all of the items currently on the property.

The Respondent shall abate the violation no later than 150 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 KYLE D. & MALERIE R. BREEDEN. 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.

Common Wealth Trust Services LLC, Code Compliance Case No. 2160213, Case 5

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.

Jimima Duzy appeared on behalf of the Respondent.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 9, 2022, March 23, 2022, and April 19, 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 March 9, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 23, 2022, and April 19, 2022. The Notice of Violation was issued on March, 9, 2022. The Notice of Hearing was issued on March 28, 2022 and posted at the property on April 6, 2022. He has not had contact with the Respondent. Upon his final inspection on April 19, 2022 the condition of the property has improved but remains in violation.

Jirnim Duzy testified that she was out of the Country and did not know about the violation until recently. She stated that they have been having a great deal of difficulty with the contractor hired to renovate this property. Ms. Duzy further stated that now that she is aware of the violation, she will make sure that the property is brought into compliance as soon as possible.

Special Master Order: The Special Master finds that conditions at the property have recently improved but finds that junkyard conditions continue to 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 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 COMMON WEALTH TRUST SERVICES 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.

Vaughn P. Giguere and Andrea C. Kelly, Code Compliance Case No. 2157544, 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.

VAUGHN P. GIGUERE was present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 20, 2022, February 24, 2022 and April 19, 2022; and Exhibit B: a

copy of the Notice of Violation, Notice of Hearing, certified mail return receipt and the Property Appraiser's summary.

Code Officer J.C. Charlton testified that his initial inspection was conducted on January 20, 2022, at which time the violation was confirmed. A shipping container was being stored on this vacant property without a principal structure. Subsequent inspections were conducted on February 24, 2022 and April 19, 2022. A Notice of Violation was issued on January 20, 2022. The Notice of Hearing was issued on March 2, 2022. He has had contact with VAUGHN P. GIGUERE who requested more time to abate the violation which was granted. Upon his final inspection on April 19, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned Coastal Lakes Region and is also in a flood zone. She stated that it is vacant residential property without a primary residence.

VAUGHN P. GIGUERE testified that he has been trying to get the container removed. He arranged for a company to remove the shipping container but was advised on the day it was to be removed that the container had to be empty in order to be moved. It took time for him to remove all of the items but he has done so and the company he hired is supposed to come today to remove the shipping container.

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above but that the Respondent is making efforts to abate the violation.

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

The 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 45 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 VAUGHN P. GIGUERE & ANDREA C. KELLY. 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.

Lewis Sansom and Yvonne Sansom, Code Compliance Case No. 2136359, Case 7

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

LEWIS SANSOME was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 25, 2021 and a Notice of Violation dated March 25, 2021;

Exhibit B: photographs taken on February 1, 2022 when he began the case as if it were new based on the passage of time, photographs taken on March 22, 2022 and April 19, 2022; and Exhibit C: a copy of the Notice of Violation, Notice of Hearing, certified mail return receipt and the Property Appraiser's summary.

Code Officer Matt Hampton testified that his initial inspection was conducted on March 25, 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 February 1, 2022, March 22, 2022, and April 19, 2022. The first Notice of Violation was issued on March 25, 2021. Due to the passage of time, a subsequent Notice of Violation was issued on February 16, 2022. The Notice of Hearing was issued on March 23, 2022. He had contact with LEWIS SANSOM on February 1, 2022 who stated that he lived down the street and used this property to store his lawnmower and other equipment. Mr. Sansome further stated that he did not think it was fair that he could not use his property as he saw fit especially since he maintains the property very well. Upon his final inspection on April 19, 2022, the property remains in violation.

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

LEWIS SANSOME testified that when he bought the property there was a building in extreme disrepair located at the property which he removed. He did not understand that doing so would create a problem for him. He submitted Respondent's Composite Exhibit A which contains aerial photographs from Google Earth from October, 2019 demonstrating the overgrown nature of the property when he first purchased it. Also part of his exhibit are photographs taken within the last month evidencing the manicured appearance of the property and how he well it is maintained. The exhibit also includes a map showing the distance between this property and his residence at 8383 W. Dixie Ct., Homosassa, FL. He stated that he feels that since he keeps the property so well maintained, he should not be required to remove the items from the property.

Special Master Christian W. Waugh reads Land Development Code Section 3102(A) into the record and explains it to Mr. SANSOME.

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

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

The 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 LEWIS SANSOM & YVONNE SANSOM. 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.

Stanley J. Kozicki and Mary Anne Kozicki, Code Compliance Case No. 2158385, Case 8

Nature of Violation: Violation of Land Development Code Section 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; and 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.

The Respondents were present.

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 3, 2022 and April 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail receipt.

Code Compliance Officer J.C. Charlton testified that his initial inspection was conducted on February 3, 2022 at which time the violation was confirmed. A complete clear cut of the property had occurred without a permit. The Notice of Violation was issued on February 3, 2022. Notice of Hearing was issued on March 9, 2022. He has had contact with the Respondents who said that he thought Palm Harbor Modular Homes would pull the permit. He further stated that the Respondents did apply for a permit on March 30, 2022.

Citrus County Land Development Director Joanna Coutu testified that this is vacant property. A building permit was applied for on March 30, 2022, and she has asked the Building Division to expedite the issuance of the permit.

Mr. KOZICKI testified that as soon as he was notified of the violation he stopped all activities at the property and proceeded with the permit process. He further stated that he and his wife were under the impression that the modular home contractor was going to pull the permit and are very sorry they misunderstood.

Special Master Order: The Special Master finds that the property is in violation of the ordinance listed above but that the Respondents are diligently making efforts to abate the violation.

Respondent is in violation of Land Development Code Section 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; and 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.

The Respondent may abate the violation by obtaining a building permit or site development order.

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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of STANLEY J. & MARY ANNE KOZICKI. 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.

William Frederick Loy IV, Code Compliance Case No. 2158428, Case 9

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

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on February 8, 2022, March 1, 2022, April 1, 2022, April 7, 2022 and April 19, 2022; Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property.

Code Compliance Officer Amy Becker testified that her initial inspection was conducted on February 8, 2022 at which time the violation was confirmed. There was a tent, an RV and other items being stored on this vacant property. The Notice of Violation was issued on March 1, 2022. Notice of Hearing was issued on April 1, 2022 and posted at the property on April 7, 2022. She has had contact with the Respondent. Upon her final inspection on April 19, 2022 the property remained in violation.

Citrus County Land Development Director Joanna Coutu testified that the Respondent has applied for a permit to build a home, but it was denied for HVAC reasons on April 8, 2022.

WILLIAM FREDERICK LOY IV testified that he is sorry he jumped the gun by moving items onto the property. He was unaware that the permit had been denied but will address whatever issues the Building Division has as soon as possible. He is planning on building a 3,000 square foot home for him and his family.

Special Master Order: The Special Master finds that the above stated violation exists at the property.

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

The 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 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 WILLIAM FREDERICK LOY IV. 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.

William Frederick Loy IV, Code Compliance Case No. 2158436, Case 10

Nature of Violation: Violation of Land Development Code Section 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; and 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.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on February 4, 2022, February 8, 2022, March 1, 2022, April 1, 2022, April 7, 2022 and April 19, 2022; Exhibit B: copies of the Notice of Violation, Notice of Hearing, Posting Affidavit and photograph of the posting at the property; and Exhibit C: copy of the Property Appraiser's records showing the property to be vacant and an aerial photo depicting the property before the violation occurred.

Code Compliance Officer Amy Becker testified that her initial inspection was conducted on February 4, 2022 at which time the violation was confirmed. There was evidence of a large portion of trees that were

removed from the property without a site development plan. The Notice of Violation was issued on March 1, 2022. Notice of Hearing was issued on April 1, 2022 and posted at the property on April 7, 2022. She has had contact with the Respondent. Upon her final inspection on April 19, 2022 the property remained in violation.

Citrus County Land Development Director Joanna Coutu testified the Respondent did submit a permit application on April 1, 2022 but it was denied on April 8, 2022.

WILLIAM FREDERICK LOY IV testified that he is sorry he jumped the gun by having trees removed before obtaining the building permit for the construction of his home. He was unaware that the permit had been denied but will address whatever issues the Building Division has as soon as possible. He is planning on building a 3,000 square foot home for him and his family.

Special Master Order: The Special Master finds that the violation cited above exists at the property.

Respondent is in violation of Land Development Code Section 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; and 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.

The Respondent may abate the violation by obtaining a building permit or site development order.

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 WILLIAM FREDERICK LOY IV. 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.

Thomas L. Turner, Code Compliance Case No. 2159167, Case 11

Nature of Violation: After an investigation by Code J.C. Charlton, a notice of violation was issued to the Respondent alleging a violation of Citrus County Land Development Code Section 3150(8): Fences

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

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 February 17, 2022, March 21, 2022, and April 19, 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 February 17, 2022 at which time the violation was confirmed. A fence constructed of pallets over six feet high was observed at the property. Subsequent inspections were conducted on March 7, 2022, March 21, 2022, April 6, 2022 and April 19, 2022. The Notice of Violation was issued on February 17, 2022. The Notice of Hearing was issued on March 21, 2022 and posted at the property and the Lecanto Government Building on April 6, 2022. He has not had contact with the Respondent but has spoken to a tenant at the property. Upon his final inspection on April 19, 2022 the property remains in violation.

Land Development Director Joanna Coutu testified that this is a rural residential zoning which requires that fences cannot exceed six feet in height.

Special Master Order: The Special Master finds that the fence's height in excess of six feet is a violation that exists at the property.

Respondent is in violation of Citrus County Citrus County Land Development Code Section 3150(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.

The Respondent can abate the violation by meeting the approved height requirement.

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 THOMAS L. TURNER. 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.

Marvin H. Partain, Code Compliance Case No. 2157634, Case 12

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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on January 21, 2022, February 21, 2022, April 7, 2022 and April 19, 2022; and

Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property and the Property Appraiser's summary.

Code Officer Alan Jonason testified that his initial inspection was conducted on January 21, 2022, at which time the violation was confirmed. Items were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on February 21, 2022, April 7, 2022 and April 19, 2022. A Notice of Violation was issued on January 21, 2022. The Notice of Hearing was issued on February 21, 2022 and posted at the property on April 7, 2022. He has not had contact with the Respondent. Upon his final inspection on April 19, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that the primary structure on this property was demolished due to unsafe conditions. This is now a 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 MARVIN H. PARTAIN. 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.

Jeffrey Young and Shannon Young, Code Compliance Case No. 2158047, Case 13

Nature of Violation: Violation of Citrus County Code of Ordinances, Chapter 20, Article III Section 20-3l(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 JEFFREY YOUNG was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 31, 2022, March 7, 2022, April 4, 2022 and April 19, 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 31, 2022 at which time the violation was confirmed. There was pallets, furniture and what appeared to be debris from a fire. Subsequent inspections were conducted on March 7, 2022, April 4, 2022 and April 19, 2022. The Notice of Violation was issued on February 1, 2022. The Notice of Hearing was issued on March 7, 2022. He has not contact with the Respondent until today. Upon his final inspection on April 19, 2022 there has been some improvement, property remains in violation.

JEFFREY YOUNG testified that he did not receive the Notice of Violation or the Notice of Hearing. The Property Appraiser's records were updated to show the Respondent as the owner of the property, but never changed the address for notices from the previous owner. As soon as the previous owner advised him of the notices last week, he began the clean up the property. He requested additional time to come into compliance.

Special Master Order: The Special Master finds that the Respondent is making progress, but that junkyard conditions continue to 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 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 JEFFERY & SHANNON YOUNG. 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.

Dolores M. Schultz. Code Compliance Case No. 2158326. 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 accwnulation 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 accwnulations of vegetative waste on agricultural lands on the above property." To Wit: miscellaneous junk and debris, discarded furniture.

The Respondent's daughter ANNA WILKE was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 3, 2022, March 31, 2022 and April 19, 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 Matt Hampton testified that his initial inspection was conducted on February 3, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 3, 2022, March 31, 2022, April 6, 2022 and April 19, 2022. The Notice of Violation was issued on February 3, 2022. The Notice of Hearing was issued on March 31, 2022 and posted at the property and the Lecanto Government Building on April 6, 2022. He has had contact with David Foreman, an occupant at the property, David Foreman, who stated that he would clean up the property. Upon his final inspection on April 19, 2022 the property remains in violation.

Anna Wilke testified that she and her family live at the property and have been making efforts to clean it up. She stated that the property is also being monitored by Environmental Health because of the excessive amount of tires at the property and therefore, she understands what needs to be done. She requested additional time to abate the violation.

Special Master Order: The Special Master finds that junkyard conditions continue to exist 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 accwnulation 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 accwnulations 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 DOLORES M. SCHULTZ. 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.

Brenda J. Graves and Angelica B. Hart, Code Compliance Case No. 2155567, Case 15

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 December 8, 2022, February 4, 2022, March 8, 2022, April 5, 2022 and April 19, 2022; Exhibit B: copies of the Notice of Violation, Notice of Hearing; and Exhibit C: the posting affidavit and photograph of the posting at the property.

Code Officer George Pierson testified that his initial inspection was conducted on December 8, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on February 4, 2022, March 8, 2022, April 5, 2022 and April 19, 2022. The Notice of Violation was issued on February 4, 2022. The Notice of Hearing was issued on March 8, 2022 and posted at the property on April 5, 2022. He has spoken with the tenant, but has not had contact with the Respondent. Upon his final inspection on April 19, 2022 the property remains in violation.

Special Master Order:

The Special Master finds that junkyard conditions continue to 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 BRENDA J. GRAVES & ANGELICA B. HART. 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.

Wilma B. Benefield, Code Compliance Case No. 278988, 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 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 21, 2021, February 21, 2022, April 4, 2022 and April 19, 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 February 21, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 23, 2022 and April 19, 2022. The Notice of Violation was issued on February 21, 2022. The Notice of Hearing was issued on March 23, 2022. He has not had contact with the Respondent. Upon his final inspection on April 19, 2022 the property remains in violation.

Special Master Order: The Special Master finds that junkyard conditions exist at the subject 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 WILMA B. BENEFIELD. 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.

Theresa L. Cummings, Code Compliance Case No. 2160423, Case 17

Nature of Violation: 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 March 11, 2022, March 15, 2022, March 18, 2022, April 1, 2022, April 5, 2022, April 8, 2022,

April 12, 2022, April 14, 2022 and April 19, 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. 2144298.

Code Officer Amy Becker testified that this property was previously found guilty of the same violation on September 15, 2021 in Case No. 2144298. The violation in that case abated on November 2, 2021. An Order Imposing Fine was recorded in that case on November 16, 2021 in the amount of \$50.00 per day beginning on October 19, 2021 and ending on November 2, 2021 when the violation abated. Her initial inspection for this repeat violation was conducted on March 11, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 15, 2022, March 18, 2022, April 1, 2022, April 5, 2022, April 8, 2022, April 12, 2022, April 14, 2022 and April 19, 2022. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on March 15, 2022 and posted at the property and the Lecanto Government Building on March 15, 2022. She has had contact with the Respondent. Upon her final inspection on April 19, 2022, the property remains 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 March 15, 2022 through April 19, 2022 of \$150.00 per day for 36 days for a total of \$5,400.00 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 THERESA L. CUMMINGS. A fine of \$200.00 per day will be imposed from April 20, 2022 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the THERESA L. CUMMINGS. 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.

David Donovan and Belinda Donovan, Code Compliance Case No. 2158042, Case 18

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

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

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 31, 2022, March 7, 2022, April 4, 2022, April 6, 2022 and April 19, 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 Matt Hampton testified that his initial inspection was conducted on January 31, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 7, 2022, April 4, 2022, April 6, 2022 and April 19, 2022. The Notice of Violation was issued on February 1, 2022. The Notice of Hearing was issued on March 7, 2022 and posted at the property on April 6, 2022. He has not had contact with the Respondent. Upon his final inspection on April 19, 2022 the property remains in violation.

Special Master Order: The Special Master finds that junkyard conditions continue to 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 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 DAVID & BELINDA DONOVAN. 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.

Christopher J. Trapuzzano, Code Compliance Case No. 2126656, Case 19

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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on February 1, 2022, March 3, 2022, April 7, 2022, and April 19, 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 Alan Jonason testified that his initial inspection was conducted on February 1, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on March 3, 2022, April 7, 2022, and April 19, 2022. The Notice of Violation was issued on February 1, 2022. The Notice of Hearing was issued on March 3, 2022 and posted at the property and the Lecanto Government Building on April 7, 2022. He has not had contact with the Respondent but has spoken to his sister. Upon his final inspection on April 19, 2022, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of overgrown/unkept 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 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 CHRISTOPHER J. TRAPUZZANO. 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.

George Huffert, Code Compliance Case No. 2161294, Case 20

Nature of Violation: Repeat 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 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 March 28, 2022; Exhibit B: photographs taken on March 30, 2022 and April 19, 2022; Exhibit C: copies of the Findings of Fact, Conclusions of Law and Order and the Order Acknowledging Compliance for previous Case No. 236129; and Exhibit D: the Administrative Complaint and Notice of Hearing for a repeat violation, Posting Affidavit and certified mail return receipt.

Code Officer Matt Hampton testified that this property was previously found guilty of the same violation on December 19, 2018 in Case No. 236129. The violation in that case abated on January 24, 2019 before fines began to accrue. His initial inspection for this repeat violation was conducted on March 28, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 30, 2022, April 4, 2022, April 12, 2022 and April 19, 2022. The Administrative Complaint and Notice of Hearing for this repeat violation was issued on March 30, 2022 and posted at the property and the Lecanto Government Building on March 30, 2022. He has had contact with the Respondent who was advised of this repeat violation. Upon his final inspection on April 19, 2022, the property remained in violation.

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 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.

A total fine from March 28, 2022 through April 19, 2022 of \$150.00 per day for 23 days for a total of \$3,450.00 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 GEORGE HUFFERT. A fine of \$250.00 per day will be imposed from April 20, 2022 until the violation is abated. This fine will be recorded and constitute a lien on the real or personal property of the GEORGE HUFFERT. 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.

United States of America. Code Compliance Case No. 2160481, Case 21

Case continued by the Special Master to May 18, 2022.

Thomas L. Turner. Code Compliance Case No. 2159146, 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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 17, 2022, March 7, 2022, March 21, 2022, April 6, 2022 and April 19, 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 February 17, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 7, 2022, March 21, 2022, April 6, 2022 and April 19, 2022. The Notice of Violation was issued on February 17, 2022. The Notice of Hearing was issued on March 21, 2022 and posted at the property and the Lecanto Government Building on April 6, 2022. He has not had contact with the Respondent but has spoken to the tenant. Upon his final inspection on April 19, 2022 the property remains in violation.

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 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 90 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 THOMAS L. TURNER. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Thomas L. Turner, Code Compliance Case No. 2159168, Case 23

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 J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 17, 2022, March 7, 2022, March 21, 2022, April 6, 2022 and April 19, 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 February 17, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on March 7, 2022, March 21, 2022, April 6, 2022 and April 19, 2022. The Notice of Violation was issued on February 17, 2022. The Notice of Hearing was issued on March 21, 2022 and posted at the property and the Lecanto Government Building on April 6, 2022. He has not had contact with the Respondent but has spoken to the tenant. Upon his final inspection on April 19, 2022 the property remains in violation.

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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS L. TURNER. 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

Busine

ss:

NONE

H. Adjourn 12:46 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 days before the meeting. If you are hearing or speech impaired, use the TDD telephone (352) 341-6580.

C	SPECIAL MASTER
C	COMPLIANCE HEARING

G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at