



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • MAY 18, 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

May 18, 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****E. STAFF UPDATE**

- 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: Deputy: Jim Davis**

F. OLD AND NEW CASES

Code Compliance Interim Director JC Charlton did not read the following abated cases into the record as they were posted outside of the meeting room:

Abated Cases

Name	Case#
American Petroleum Investment	2156272
Blanchard William M & Stephanie M	2160502
Brooks John David & John David Brooks Living Trust	2161045
Jodies Animal Rescue Inc.	2161546
Kohler Donald L W & Sharon Lee	2162145
Likwid Communications Inc.	2150842

Mainella Rita and Acerra Victoria	2160767
Marble Investments Inc.	2160614
Medina Immanuel Alexander	2161989
Santiago Francisco	2161507
Tucker G W Jr. and Netbay LLC	2161539

Code Compliance Interim Director JC Charlton read the following continued cases into the record:

Continued Cases

Name NONE Case# Continued Until

F.1. Special Magistrate Hearing

Special Magistrate meeting May, 2022

Mainella Rita and Acerra Victoria	2160767
Marble Investments Inc.	2160614
Medina Immanuel Alexander	2161989
Santiago Francisco	2161507
Tucker G W Jr. and Netbay LLC	2161539

Code Compliance Interim Director JC Charlton read the following continued cases into the record:

Continued Cases

I **Name** NONE

I **Case#**

I **Continued Until**

E. Old & New Cases (Listed in Alphabetical

order) Cases to be Heard:

Sabra Ann Portwood, Code Compliance Case No. 2159794, Case 1

Nature of Violation: A 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 was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on March 4, 2022, April 8, 2022 and May 17, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on March 4, 2022 at which time the violation was confirmed. A corrective action inspection was conducted on April 8, 2022 and a final inspection was performed on May 17, 2022. The Notice of Violation was issued on March 4, 2022. The Notice of Hearing was issued on April 21, 2022. He has had contact with the Respondent. Upon his final inspection on May 17, 2022, the property remains in violation.

SABRA ANN PORTWOOD testified that she has been working on getting the property cleaned up and acknowledged that there is some debris remaining on the property. However, she was not sure what constitutes 'junk and debris.'

Special Master Christian W. Waugh reads Chapter 20, Article III, Section 20-3 l(a) into the record and explains it to the Respondent.

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

The Respondent was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on March 4, 2022, April 8, 2022 and May 17, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on March 4, 2022 at which time the violation was confirmed. A corrective action inspection was conducted on April 8, 2022 and a final inspection was performed on May 17, 2022. The Notice of Violation was issued on March 4, 2022. The Notice of Hearing was issued on April 21, 2022. He has had contact with the Respondent. Upon his final inspection on May 17, 2022, the property remains in violation.

SABRA ANN PORTWOOD testified that she has been working on getting the property cleaned up and acknowledged that there is some debris remaining on the property. However, she was not sure what constitutes 'junk and debris.'

Special Master Christian W. Waugh reads Chapter 20, Article III, Section 20-3 l(a) into the record and explains it to the Respondent.

Special Master Order: The Special Master finds that junkyard conditions 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 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 SABRA ANN PORTWOOD. 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.

Rex A. Durbin, Code Compliance Case No. 2162094, Case 2

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

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

The Respondent was present.

Code Officer Army Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on April 7, 2022, April 28, 2022, May 4, 2022 showing the posting of the property, and May 17, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and posting affidavit.

Code Officer Army Becker testified that her initial inspection was conducted on April 7, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on April 28, 2022, May 4, 2022, May 11, 2022 and May 17, 2022. The Notice of Violation was issued on April 7, 2022. The Notice of Hearing was issued on April 28, 2022 and posted at the property on May 4, 2022. She has had contact with the Respondent. Upon her final inspection on May 17, 2022, she notes there has been significant improvement, but the property remains in violation.

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

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

The Respondent shall abate the violation on later than 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

REX A DURBIN. 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.

Riverview Mobile Estates Property Owners Assoc Inc. Code Compliance Case No. 2152024, Case 3

Nature of Violation: A 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 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 October 5, 2021, March 10, 2022 and May 17, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, certified mail return receipt, email dated April 14, 2022 granting a continuance to today's hearing, and a copy of the Property Appraiser's summary.

Code Officer Matt Hampton testified that his initial inspection was conducted on October 5, 2021, at which time the violation was confirmed. Boats, trailers and other vehicles were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on March 10, 2022, and May 17, 2022. A Notice of Violation was issued on October 26, 2022. He had contact with a representative of the Respondent on November 1, 2021 and explained the violation to her. The Notice of Hearing was issued on March 17, 2022. An email requesting a continuance by the Respondent and granted by return email was sent on April 14, 2022. Upon his final inspection on May 17, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this is vacant residential property without a primary residence. No vehicle or boat storage is permitted.

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 120 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of RIVERVIEW MOBILE ESTATES PROPERTY OWNERS ASSOC INC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County

ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Riverview Mobile Estates Property Owners Assoc Inc. Code Compliance Case No. 2152025, Case 4

Nature of Violation: A 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 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 October 5, 2021, March 10, 2022, and May 17, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, certified mail return receipt, email dated April 14, 2022 granting a continuance to today's hearing, and a copy of the Property Appraiser's summary.

Code Officer Matt Hampton testified that his initial inspection was conducted on October 5, 2021, at which time the violation was confirmed. Boats, trailers and other vehicles were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on March 10, 2022, and May 17, 2022. A Notice of Violation was issued on October 26, 2022. He had contact with a representative of the Respondent on November 1, 2021 and explained the violation to her. The Notice of Hearing was issued on March 17, 2022. An email requesting a continuance by the Respondent and granted by return email was sent on April 14, 2022. Upon his final inspection on May 17, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that the County records indicate that this property was used as a wastewater treatment facility which was removed in 2010 when sewers were installed. It has been vacant since then and the storage of vehicles or boats is not permitted.

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 120 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of RIVERVIEW MOBILE ESTATES PROPERTY OWNERS ASSOC INC. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

John W. Thompson & Joy R. Thompson, Code Compliance Case No. 2160233, Case 5

Nature of Violation: A 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.

JOHN W. THOMPSON was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 9, 2022, March 30, 2022 and May 17, 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 JC Charlton testified that his initial inspection was conducted on March 9, 2022, at which time the violation was confirmed. There was a Conex container, canoe and other miscellaneous items being stored on this vacant property without a principal structure. Subsequent inspections were conducted on March 30, 2022 and May 17, 2022. A Notice of Violation was issued on March 9, 2022. The Notice of Hearing was issued on March 30, 2022. He has had contact with JOHN W. THOMPSON.

Upon his final inspection on May 17, 2022, the property remains in violation.

JOHN W. THOMPSON testified that he and his wife live in Orlando and were planning on building a home and retiring to this Citrus County property in the future. He did not know that he could not store items on the property until he received the Notice of Violation. The Conex container is going to be used as part of the home to be constructed. He submitted Respondent's Exhibit 1 consisting of a photograph of what the finished home will look like, as well as a copy of the blueprint for the home.

Citrus County Land Development Director Joanna Coutu testified that this is vacant residential property without a primary residence. She stated that if the permit issued to the Respondent indicates that the Conex container will be used in the construction of their home, it can remain and the violation would be abated at that time, but only with respect to the Conex container. The canoe and other miscellaneous items being stored on the property would have to be removed in order to abate the violation.

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

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

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

The Respondents shall abate the violation no later than 120 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN W. & JOY R. THOMPSON. 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.

Scott Lendin, Code Compliance Case No. 2160809, Case 6

Case continued by the Special Master to June 15, 2022.

Scott Lendin, Code Compliance Case No. 2160633, Case 7

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

The Respondent was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 17, 2022, April 19, 2022, April 21, 2022 and May 17, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on March 17, 2022 at which time the violation was confirmed. There was an unregistered boat and at least one inoperable vehicle on the property. Subsequent inspections were conducted on April 19, 2022, April 21, 2022 and May 17, 2022. The Notice of Violation was issued on March 17, 2022. The Notice of Hearing was issued on April 21, 2022. He has had contact with the respondent. Upon his final inspection on May 17, 2022 the property remains in violation.

SCOTT LENDIN testified that he has registered the boat and any inoperable vehicle that remains will be removed.

Special Master Order:

The Special Master finds that while some of the inoperable/unlicensed vehicles have either been removed or registered, the property remains in violation.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This

fine will be recorded and will constitute a lien on real or personal property of SCOTT LENDIN. 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.

Scott Lendin, Code Compliance Case No. 2160635, Case 8

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

The Respondent was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 17, 2022, April 19, 2022, April 21, 2022 and May 17, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on March 17, 2022 at which time the violation was confirmed. There was scrap metal, wood debris, a couch and other discarded junk and debris. Subsequent inspections were conducted on April 19, 2022, April 21, 2022 and May 17, 2022. The Notice of Violation was issued on March 17, 2022. The Notice of Hearing was issued on April 21, 2022. He has had contact with the respondent. Upon his final inspection on May 17, 2022 the property remains in violation.

SCOTT LENDIN testified that he has removed most of the junk and debris, but realizes that he must remove the couch, scrap metal, wood and other debris.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of SCOTT

LENDIN. 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.

Owners Self Finance, Code Compliance Case No. 2160100, Case 9

Nature of Violation: A 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 receiving notice of the date and time of the hearing via certified mail.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 8, 2022, April 21, 2022 and May 17, 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 JC Charlton testified that his initial inspection was conducted on March 8, 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 March 29, 2022, April 21, 2022 and May 17, 2022. A Notice of Violation was issued on March 29, 2022. The Notice of Hearing was issued on April 21, 2022. He has had contact with the property manager of the Respondent. Upon his final inspection on May 17, 2022, the property remains in violation.

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

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

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

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

The Respondent shall abate the violation no later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of OWNERS SELF FINANCE. 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 10

Case continued by the Special Master to June 15, 2022.

Michael Allen Gross and Karen Gross, Code Compliance Case No. 2158817, Case 11

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

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

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on February 10, 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: photograph of his final inspection conducted on May 17, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on February 10, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on March 11, 2022, April 14, 2022, May 4, 2022 and May 17, 2022. The Notice of Violation was issued on March 11, 2022. The Notice of Hearing was issued on April 14, 2022 and posted at the property and the Lecanto Government Building on May 4, 2022. He has not had contact with the Respondents. Upon his final inspection on May 17, 2022, the property remains in violation.

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

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

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

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

Michael Allen Gross and Karen Gross, Code Compliance Case No. 2158816, Case 12

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

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

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

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on February 10, 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: photograph of his final inspection conducted on May 17, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on February 10, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on March 11, 2022, April 14, 2022, May 4, 2022 and May 17, 2022. The Notice of Violation was issued on March 11, 2022. The Notice of Hearing was issued on April 14, 2022 and posted at the property and the Lecanto Government Building on May 4, 2022. He has not had contact with the Respondents. Upon his final inspection on May 17, 2022, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of junkyard conditions. Respondents are in violation of Citrus County Code of Ordinances, Chapter 20, Article

III Section 20-31(a),

"It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation

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

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

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

Jeffrey B. Harrington, Code Compliance Case No. 2158145, Case 13

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

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

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on February 21, 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: photograph of his final inspection conducted on May 17, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on February 21, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on March 3, 2022, April 7, 2022, May 4, 2022 and May 17, 2022. The Notice of Violation was issued on March 3, 2022. The Notice of Hearing was issued on April 7, 2022 and posted at the property and the Lecanto Government Building on May 4, 2022. He has had contact with the Respondent. Officer Pierson testified that the Respondent has unsuccessfully tried to shield the junk and debris. Upon his final inspection on May 17, 2022, the property remains in violation.

Special Master Order: The Special Master finds that the property is in violation of junkyard conditions and specifically finds that the Respondent's efforts to shield the violation with broken wood and tarps exacerbates the violation and is an aggravating factor.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JEFFREY B. HARRINGTON. 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.

Edgar Alan Jacobs and Tricia D. Harmon. Code Compliance Case No. 2157171, Case 14

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

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

Code Officer George Pierson authenticated and offered into evidence the following: Exhibit A: photographs taken on January 12, 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: photograph of his final inspection conducted on May 17, 2022.

Code Officer George Pierson testified that his initial inspection was conducted on January 12, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on March 11, 2022, April 22, 2022, May 5, 2022 and May 17, 2022. The Notice of Violation was issued on March 11, 2022. The Notice of Hearing was issued on April 22, 2022 and posted at the property and the Lecanto Government Building on May 5, 2022. He has had contact with TRICIA D. HARMON. Upon his final inspection on May 17, 2022, the property has improved but remains in violation.

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

conditions. Respondents are in violation of Citrus County Code of Ordinances, Chapter 20, Article III

Section 20-31(a),

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

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

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

EDGAR ALAN JACOBS & TRICIA D. HARMON. 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.

Rodney R. Blake, Code Compliance Case No. 2155852, Case 15

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

The Respondent was not present despite requesting two continuances.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 17, 2022 at his pre-hearing inspection; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, continuation letter for the April 20, 2022 hearing and an email dated April 14, 2022 granting a further continuance to May 18, 2022.

Code Officer JC Charlton testified that his initial inspection was conducted on December 15, 2021 at which time the violation was confirmed. Subsequent inspections were conducted on February 10, 2022, February 24, 2022, March 1, 2022 and May 17, 2022. The Notice of Violation was issued on December 15, 2021. The Notice of Hearing was issued on February 10, 2022 and posted at the property on March 1, 2022. A continuance was granted to the April 20, 2022 hearing and further continued via email to May 18, 2022. He has had contact with the Respondent's daughter on numerous occasions until the last continuance was granted. Since then, he has been unsuccessful in his efforts to contact the Respondent's daughter. Upon his final inspection on May 17, 2022, the property remains in violation.

Special Master Christian W. Waugh incorporates the exhibits admitted at the March 21, 2022 hearing into this record.

Special Master Order: The Special Master finds that little to no progress has been made at this property but also acknowledges that there have been health issues with the Respondent.

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 RODNEY R. BLAKE. 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.

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H. Adjourn 11:04 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) 34116580.

C , SPECIAL MASTER
C ECOMPLIANCE HEARING

G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at