



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • JUNE 15, 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

June 15, 2022 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
---------------	-------	--------	---------

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****SPECIAL MASTER:** Christian W. Waugh**PRESENT:** Code Officers - J.C. Charlton, Amy Becker, Matt Hampton, Alan Jonason and Jillian Nocella

Recording Secretary -- Laurie M. Speros

Assistant County Attorney -- Beth Antrim

PRESENT: Deputy: Jim Davis**A. Staff Update (Abated & Continued)**

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:

A. Staff Update (Abated & Continued)

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

<u>Name</u>	<u>Case #</u>
50LucilleDF LLC	2163456
50LucilleDF LLC	2163520
50LucilleDF LLC	2163871
Aleyda Enterprises LLC	2164415
Banersy Corp.	2164559
Cockrum Robert Wayne	2159027
Gewitsch Raymond K Jr. and Orfin Virginia L	2159263
Goodkind Stella Jeanne	2160326
Hewlett Ricky A and Hewlett Sarah E	2159024
Holmes Dale L and Holmes Janice D	2160519
Investbeck 2020	2160485

La Puma Judy	2164229
Matute Jose D and Matute Belkys M	2160486
McCartney Ronald R and McCartney Tamara D	2158864
Rehberg Rodney	2161660
Rehberg Rodney	2161661
Shore Julian L Jr.	2162365
Valentino Salvatore M and Valentino Joyce G	2163062

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

Continued Cases

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
NONE		

F. OLD AND NEW CASES

F.1. Special Magistrate Hearing June 15, 2022

Special Magistrate Meeting: June 15, 2022

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

Cases to be Heard:

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Experts on case</u>
Collins Stephen H and Sharon	2161 598	J. Charlton	Joanna Coutu
David Mishael	2161 603	J. Charlton	Joanna Coutu
David Mishael	2161 814	J. Charlton	Joanna Coutu
Green Danny Lee	2138 246	M. Hampton	Joanna Coutu
Hopkins Sharicka	2159 862	A. Jonason	
Hughes John Edward Jr.	2162 182	A. Jonason	
Kisner Ashley	2835 86	J. Nocella	Carl Jones
Lendin Scott	2160 809	J. Charlton	Joanna Coutu
Leventures LLC	2151 365	A. Jonason	Joanna Coutu
Miller Francis L. Jr. and Francis L. III	2163 699	A. Becker	
Mycko David A	2162	A.	

	097	Jonason	
Rodriguez Carlos	2145 196	M. Hampton	
Sivils James Mark	2163 043	A. Jonason	Joanna Coutu
Smail Thomas	2155 730	M. Hampton	
Tepe Charles R.	2163 061	A. Becker	
United States of America	2160 481	A. Becker	
Watson Heather & Mathew and Roepcke Mark	2161 204	M. Hampton	

Ashley Kisner, Code Compliance Case No. 283586, Case 1

**** DEMO APPEAL ****

Nature of Violation: An unsafe structure/condition abatement notice was issued to the Respondent alleging a violation of the Citrus County Code of Ordinances, Article V Section 20-53, "The condition/structure constitutes a public nuisance and has become so unsafe as to imminently danger life or limb."

The Respondent ASHLEY KISNER was present.

Code Officer Jillian Nocella authenticated and offered into evidence the following: Exhibit A: photographs taken at her initial inspection on September 3, 2020, photographs taken on May 16, 2022 and June 14, 2022; Exhibit B: Order to Demolish, the Safety Evaluation Team inspection report and recommendation for action, photographs of the Unsafe Structure Abatement Notice posted at the property on April 26, 2022; Exhibit C: copy of the courtesy letter sent to the Respondent on December 28, 2020 requesting contact concerning the conditions at the property and a copy of the letter sent to the Respondent scheduling the appeal of the Order to Demolish for June 15, 2022.

Code Officer Jillian Nocella testified that her initial inspection for this complaint was conducted on September 3, 2020. During her investigation it was apparent that the property had been severely neglected. There was junk and debris on the property as well as several old cars, school buses and campers. A Safety Evaluation Request was sent to the Building Division for review and approval. Photographs were also taken by the Building Division during their inspection which revealed interior ceiling damage, roof damage, rotting fascia, missing soffits and the overall slum conditions of the property. On December 28, 2020 a courtesy letter was sent to the Respondent at the address indicated on the Property Appraiser's website to advise her of the conditions at the property as well as requesting she contact Officer Nocella. On April 26, 2022, the Unsafe Structure Abatement Notice was posted at the property and sent to the Respondent via certified mail. No contact was received by Officer Nocella until May 5, 2022, two weeks after the posting and mailing of the Unsafe Structure Abatement notice. On May 12, 2022 the Respondent requested an appeal of the Orders to demolish and vacate the property. A letter scheduling the appeal for June 15, 2022 was sent to the Respondent on May 12, 2022 to an address provided by the Respondent. On May 16, 2022 Officer Nocella met with the Respondent at the property and conducted another inspection. During this inspection she noted that some vegetation has been cut back and removed, the roof had been cleared off and some of the vehicles had been removed. The damaged ceiling inside the front room had also been completely removed. Officer Nocella and other Code Compliance staff have spoken with the Respondent multiple times to explain the violations and how to abate them. On June 14, 2022 Officer Nocella spoke with architect Richard Clay who advised that he felt the home was structurally sound because it is a concrete block structure. However, he stated that he could not do a full assessment of the

home due to the overgrowth outside and the hoarding conditions inside. Also on June 14, 2022 another inspection was performed at the property and the property was still found to be in violation. Some progress had been made in clearing vegetation and removing the unlicensed and inoperable vehicles, as well as miscellaneous junk and debris. However, no changes had been made to the structure itself. As of June 15, 2022, no permits have been applied for to either repair or demolish the property.

Carl Jones, Building Division Director, testified that his decision in signing the recommendation to demolish was based upon the fact that the home shows extensive deterioration of the roof structure and is clearly evident on the fascia and the trusses. He was also advised that a tree had fallen on the roof and he believes that water infiltration contributed to the ceiling caving in on the interior of the home. A review of the County's records revealed a roof permit in 2007. He testified that the photographs show portions of missing soffits which leaves the structure open to rodents, insects, bats, etc. It is therefore unknown how much damage there is to the roof and trusses from water, rot and deterioration. There is also evidence of mold, mildew. Mr. Jones stated that an engineer is required to inspect the trusses and structural integrity of the home. That information has been relayed to the Respondent by many county employees.

Special Master Christian W. Waugh reviews the procedural provisions of ordinance and asks whether the Interim Code Compliance Director JC Charlton had inspected the home.

Interim Code Compliance Director JC Charlton was sworn in and testified that he did inspect the property in May, 2022 and also spoke with Ms. Kisner and explained to her that an engineer or architect would be required in order to obtain any repair permits.

Special Master Christian W. Waugh asked if any improvement to the home itself was noted by Officer Nocella.

Officer Nocella testified that there had been improvement to the outside property, but there had been no change to the structure itself since her initial inspection in December, 2020.

Building Division Director Carl Jones stated that if any repairs had been made to the home those repairs were performed without a permit and inspections by the Building Division.

Ashley Kisner testified that she was not aware of this case until the posting of the property. She stated that the roof was repaired in 2007 and that the back portion of the structure which shows damage is not part of the home. It is an enclosed porch. She testified that no one lives at the property, and she visits it every now and again. She stated that she had tried to get repair permits but her request was denied by the Building Division. After she was advised by various County employees that she needed an architect or engineer to certify that the structure was sound or which specific repairs were needed to make it sound, she hired and paid an engineer, Larry Jordan, who did a preliminary investigation of the home and then advised her that he did not want to get involved due to the scope of work required and returned Ms. Kisner's payment. Ms. Kisner submitted Respondent's Exhibit A which was a composite of photographs taken within the last few months.

The Special Master noted that the Respondent's own photographs show the interior ceiling falling down and rotted trusses.

The Respondent submits Respondent's Exhibit B which is a composite of documents containing a copy of the roof repair invoice from 2007, an invoice from Larry Jordan and her written recitation of her involvement with Larry Jordan and a two-page letter from Architect Richard Clay to Officer Nocella. Ms. Kisner pointed out that some of the boxes checked by the Building Division on the Safety Evaluation Report were in error. Ashley Kisner stated that she believes the home is safe and should not be demolished. She does not understand why the County is saying that it is unsafe.

Special Master Order: The Special Master finds that the roof repair in 2007 is not relevant. He also finds Architect Richard Clay's two-page letter is purposefully vague and is not persuasive.

Based on the definitions as set forth in Citrus County Code of Ordinances Section 20-51 for blighted or slum structures or conditions the structure meets those definitions and the criteria were established by the Safety Evaluation Team regarding this property that the structure has defects that are found within Section 20-53 and Section 20-54; therefore the demolition order is upheld.

Based on all of the evidence produced at the hearing, the Special Master will uphold the County's vacate and demolition orders based on criteria for unsafe structures outlined in the Citrus County Code of Ordinances Section 20-53 and Section 20-54.

Leventures LLC, Code Compliance Case No. 2151365, Case 2

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.

Officer Jonason stated that a continuance was granted by the Code Compliance Director from March 16, 2022 to April 20, 2022 hearing at which time the Respondent's attorney, Terry Cramer III, Esq. appeared via telephone to request a further continuance to allow the Respondent time to complete an eviction proceeding to remove the residents from the property. A continuance was granted to today's date.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on September 24, 2021, January 7, 2022, April 19, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, certified mail return receipt and the Sunbiz summary for the Respondent.

Code Officer Alan Jonason testified that his initial inspection was conducted on September 24, 2021, at which time the violation was confirmed. Items were being stored on this vacant property without a principal structure. Subsequent inspections were conducted on November 22, 2021, January 7, 2022, March 15, 2022, April 19, 2022 and June 14, 2022. A Notice of Violation was issued on September 24, 2021. The Notice of Hearing was issued on January 24, 2022. He has had contact with a member of the Respondent. Former Code Compliance Director Scott McKinney granted a continuance to the attorney for the Respondent to the April 19, 2022 hearing. Special Master Christian W. Waugh granted a further continuance to this hearing. Upon his final inspection on June 14, 2022, there has been no improvement of the condition of the property remains in violation.

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

Special Master Christian W. Waugh stated that he had received another Motion to Continue from the Respondent's attorney, Terry Cramer III, Esq. and incorporated that motion into this record. He stated that he was reserving decision on the motion until hearing the County's case as he was uncertain how a further continuance would address the County's concern regarding violation at the property. There has been evidence of nuisance conditions and actual health concerns for neighbors at the property. He is therefore denying the Respondent's request for a further continuance.

Neighbor, Christine Wakefield, testified that her health and quality of life is being drastically and negatively affected by the conditions at this property. She stated that the property looks like a landfill and smells even worse. The excessive noise interferes with sleep on a daily basis.

Anthony Boccacio, a friend of Christine Wakefield, testified that the residents at the subject property have generators that are constantly running, they burn all kinds of items, including insulation as well as drug activity.

Special Master Order: The Special Master finds that this vacant property is being used in violation of the ordinance listed above. He also specifically finds that in eviction cases there are other avenues the Respondent can avail itself of to obtain emergency relief to remedy the issues 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 no 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 LEVENTURES 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.

Mishael David, Code Compliance Case No. 2161603, Case 3

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 JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 31, 2022, May 2, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing and the Property Appraiser's summary.

Code Officer JC Charlton testified that his initial inspection was conducted on March 31, 2022, at which time the violation was confirmed. There was evidence that the property had been cleared without a site development plan. Subsequent inspections were conducted on May 2, 2022 and June 14, 2022. A Notice of Violation was issued on April 4, 2022. The Notice of Hearing was issued on May 5, 2022. He has had contact with the Respondent. Upon the final inspection on June 14, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that the property is zoned Coastal Lakes Residential. It is a vacant lot that has been cleared without a permit application for a residential structure on this property.

MISHAEL DAVID testified that when he left the military in November, 2021, he obtained a mentor and signed up with the University of Florida Extension Office for an agricultural business grant. He stated that the structure on the property was approved by the USDA which he thought gave him permission to operate a farm on the property. He understands now that there are other steps he must take such as rezoning the property and/or applying for an agricultural classification through the Property Appraiser in order to continue his activities at the property. Mr. David submits Respondent's Exhibit A which is a composite of his telephone records to show that his good faith efforts of contacting the County in order to obtain information on how to abate this violation.

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

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 or possibly by obtaining an agricultural classification through the Property Appraiser.

The Respondent shall abate the violation no later than 180 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 MISHAEL DAVID. 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.

Mishael David, Code Compliance Case No. 2161814, Case 4

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

The Respondent was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 31, 2022, May 2, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing and the Property Appraiser's summary.

Code Officer JC Charlton testified that his initial inspection was conducted on March 31, 2022, at which time the violation was confirmed. There was a structure appearing to be a greenhouse on the property. Subsequent inspections were conducted on May 2, 2022 and June 14, 2022. A Notice of Violation was

issued on April 4, 2022. The Notice of Hearing was issued on May 5, 2022. He has had contact with the Respondent. Upon the final inspection on June 14, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that the property is zoned Coastal Lakes Residential and is a vacant lot.

MISHAEL DAVID testified that when he left the military in November, 2021, he obtained a mentor and signed up with the University of Florida Extension Office for an agricultural business grant. He stated that the structure on the property was approved by the USDA which he thought gave him permission to operate a farm on the property. He understands now that there are other steps he must take such as rezoning the property and/or applying for an agricultural classification through the Property Appraiser in order to continue his activities at the property. Mr. David submits Respondent's Exhibit A which is a composite of his telephone records to show that his good faith efforts of contacting the County in order to obtain information on how to abate this violation. Respondent's Exhibit A also contains various documents the Respondent received from the Federal Government regarding his grant application and farming activities.

Special Master Order: The Special Master finds that this vacant property is currently 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 180 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 MISHAEL DAVID. 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 Smail, Code Compliance Case No. 2155730, 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.

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on December 9, 2021, January 11, 2022, May 16, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on December 9, 2021, at which time the violation was confirmed. Subsequent inspections were conducted on January 11, 2022, May 16, 2022 and June 14, 2022. The Notice of Violation was issued on December 9, 2021. The Notice

of Hearing was issued on May 18, 2022. He has had contact with the Respondent. Upon his final inspection on June 14, 2022, there has been improvement, but the property remains in violation.

THOMAS SMAIL testified that he has spoken with the occupants at the property who are trying to address the violation.

The occupants of the property, Darwin and Mary Nash, testified that they believe they own the property through an Agreement for Deed. They asked what items they specifically needed to remove from the property.

A brief review of the photographs was had between the Special Master, Code Officer Matt Hampton and Darwin and Mary Nash.

Special Master Order: The Special Master finds that Darwin and Mary Nash are taking steps to abate the violation.

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

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THOMAS SMAIL. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

James Mark Sivils, Code Compliance Case No. 2163043, Case 6

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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 25, 2022 an aerial photograph of the property, and a photograph of the property from June 14, 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 Alan Jonason testified that his initial inspection was conducted on April 25, 2022, at which time the violation was confirmed. There was evidence of tree removal without a development permit. He has spoken to the Respondent and referred him to speak with someone in Land Development. A subsequent inspection was conducted on June 14, 2022. A Notice of Violation was issued on May 5, 2022. The Notice of Hearing was issued on May 25, 2022. He has not had contact with the Respondent. Upon the final inspection on June 14, 2022, the property remains in violation.

Citrus County Land Development Director Joanna Coutu testified that this property is zoned Coastal Lakes Residential and there is been no permit application for a residential structure on this property.

JAMES MARK SIVILS testified that he told his land clearer to remove underbrush only. He did not believe trees larger in diameter than 4 inches had been removed but does not dispute the County's evidence. He had plans drawn up for a home on the property and just needs to have a permit approved.

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

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 no later than 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$150.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JAMES MARK SIVILS. 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, Case No. 2160809 Case 7

Case Dismissed.

Heather & Mathew Watson and Mark Roepcke, Code Compliance Case No. 2161204, Case 8

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

MARK ROEPCKE was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 24, 2022, April 12, 2022, May 16, 2022, June 2, 2022 and June 14, 2022; and Exhibit B: a copy 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 March 24, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on April 12, 2022, May 16, 2022, June 2, 2022 and June 14, 2022. The Notice of Violation was issued on March 24, 2022. The Notice of Hearing was issued on May 18, 2022 and posted at the property and the Lecanto Government Building on June 2, 2022. He had recent contact with Mr. ROEPCKE who stated he did not receive notice of the violation. Officer Hampton explained to him that notice was sent to the address listed on the Property Appraiser's website as required by the Florida Statutes. Upon his final inspection on June 14, 2022, the property remains in violation.

MARK ROEPCKE testified that he does not live at the property and did not receive notice of this violation. He stated that he is disabled and May 12, 2022 was his first visit to the property in quite a while. He requested additional time to address the 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 90 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 HEATHER & MATHEW WATSON & MARK ROEPCKE. 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.

Francis L. Miller Jr. and Francis L. Miller III, Code Compliance Case No. 2163699, Case 9

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.

FRANCIS L. MILLER III was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 3, 2022, May 26, 2022, June 2, 2022 and June 14, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and posting affidavit.

Code Officer Amy Becker testified that her initial inspection was conducted on May 3, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on May 26, 2022, June 2, 2022 and June 14, 2022. The Notice of Violation was issued on May 4, 2022. The Notice of Hearing was issued on May 26, 2022 and posted at the property and the Lecanto Government Building on June 2, 2022. She has had contact with FRANCIS L. MILLER III who stated he would clean up the property. Upon her final inspection on June 14, 2022, the property remains in violation.

FRANCIS L. MILLER III testified that his father passed away and most of the items on the property belonged to his father. He is doing his best to clean up the mess left to him by his father. He stated that he is cleaning up the property as quickly as time and finances will allow and requested additional time.

Special Master Order: The Special Master finds that progress has been made, but that the property is in violation of the ordinance listed above.

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

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

The Respondent shall abate the violation on later than 120 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 FRANCIS L. MILLER JR. & FRANCIS L. MILLER III. 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.

Stephen H. & Sharon Collins, Code Compliance Case No. 2161598, Case 10

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 Respondents were not present despite receiving notice of the date and time of the hearing via certified mail and through posting of property and the Lecanto Government Building.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 31, 2022, May 2, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property, certified mail return receipt and the Property Appraiser's summary.

Code Officer JC Charlton testified his initial inspection was conducted on January 5, 2022, at which time the violation was confirmed. There was a camper being stored on this vacant property without a principal structure. Subsequent inspections were conducted on May 16, 2022, June 2, 2022 and June 14, 2022. A Notice of Violation was issued on February 15, 2022. The Notice of Hearing was issued on May 18, 2022 and posted at the property on June 2, 2022. He did not have contact with the Respondents until this morning when SHARON COLLINS contacted him to say the camper was removed. Upon the final inspection on June 14, 2022, the property remains in violation.

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

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 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 STEPHEN H. & SHARON COLLINS. 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.

Carlos Rodriguez, Code Compliance Case No. 2145196, Case 11

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

The Respondent was present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on February 17, 2022, May 16, 2022, June 2, 2022 and June 14, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property, and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on February 17, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on May 16, 2022, June 2, 2022 and June 14, 2022. The Notice of Violation was issued on February 17, 2022. The Notice of Hearing was issued on May 18, 2022 and posted at the property and the Lecanto Government Building on June 2, 2022. He has had contact with the Respondent who came to the Code Compliance Office on May 31, 2022 to advise that he had hired an attorney to evict the tenants at the property. Upon his final inspection on June 14, 2022, the property remains in violation.

CARLOS RODRIGUEZ testified that he allowed a tree company to use his property and they have caused the violation at the property. His attorney has served the tenant with a 30-day notice and he is requesting additional time to conclude the eviction process.

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

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

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

This case is continued. If the violation has not been abated by September 14, 2022, the Respondent is ordered to appear before the Special Master on September 15, 2022.

John Edward Hughes, Jr., Code Compliance Case No. 2162182, Case 12

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

The Respondent was present with his father JOHN EDWARD HUGHES SR.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 11, 2022, April 21, 2022, May 24, 2022, June 1, 2022 and June 14, 2022; and Exhibit B: a copy 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 April 11, at which time the violation was confirmed. Subsequent inspections were conducted on April 21, 2022, May 24, 2022, June

1, 2022 and June 14, 2022. The Notice of Violation was issued on April 2, 2022. The Notice of Hearing was issued on May 24, 2022. He has had contact with the Respondent. Upon his final inspection on June 14, 2022, the property remains in violation.

JOHN EDWARD HUGHES SR. testified that he is in the process of cleaning the property, but he has financial and health issues that require him to ask for additional time.

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

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

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

The Respondent shall abate the violation on later than 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 JOHN EDWARD HUGHES JR. 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.

Danny Lee Green, Code Compliance Case No. 2138246, Case 13

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 receiving notice of the date and time of the hearing via certified mail and through posting of property and the Lecanto Government Building.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on January 12, 2022, May 16, 2022 and June 14, 2022; and Exhibit B: copies of the Property Appraiser's summary, Notice of Violation, Notice of Hearing, posting affidavit and certified mail return receipt.

Code Officer Matt Hampton testified that his initial inspection was conducted on January 12, at which time the violation was confirmed. Subsequent inspections were conducted on May 16, 2022 and June 14, 2022. The Notice of Violation was issued on February 15, 2022. The Notice of Hearing was issued on May 18, 2022. He has had contact with the Respondent. Upon his final inspection on June 14, 2022, the property remains in violation.

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

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

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

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

The Respondent shall abate the violation on later than 36 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 DANNY LEE GREEN. 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.

Charles R. Tepe, Code Compliance Case No. 2163061, Case 14

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

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

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on April 21, 2022, May 6, 2022, June 1, 2022 and June 14, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on April 21, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on May 6, 2022, June 1, 2022 and June 14, 2022. The Notice of Violation was issued on April 21, 2022. The Notice of Hearing was issued on May 6, 2022 and posted at the property and the Lecanto Government Building on June 1, 2022. She has not had contact with the Respondent. Upon her 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.

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

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

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

Sharicka Hopkins, Code Compliance Case No. 2159862, 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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on March 4, 2022, April 8, 2022, April 18, 2022, May 24, 2022, June 1, 2022 and June 14, 2022; and Exhibit B: a copy 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 March 4, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on April 8, 2022, April 18, 2022, May 24, 2022, June 1, 2022 and June 14, 2022. The Notice of Violation was issued on April 22, 2022. The Notice of Hearing was issued on May 24, 2022. He has not had contact with the Respondent. Upon his final inspection on June 14, 2022, the property remains in violation.

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

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

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

The Respondent shall abate the violation on later than 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 SHARICKA HOPKINS. 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 A. Mycko, Code Compliance Case No. 2162097, Case 16

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 April 7, 2022, May 9, 2022, June 1, 2022 and June 14, 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 April 7, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on May 9, 2022, June 1, 2022 and June 14, 2022. The Notice of Violation was issued on April 7, 2022. The Notice of Hearing was issued on May 9, 2022 and posted at the property and the Lecanto Government Building on June 1, 2022. He has not had contact with the Respondent. 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.

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DAVID A. MYCKO. 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 17

Case Dismissed.

G. Other Business:

NONE

H. Adjourn 12:33 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.

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

G. OTHER BUSINESS

H. ADJOURN

The meeting was adjourned at