

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

AGENDA

July 20, 2022 9:00 AM

Angela Vick, Clerk of the Circuit Court Charles R. Oliver, County Administrator Denise A. Dymond Lyn, County Attorney

MISSION

Citrus County Government is a value-driven organization dedicated to responsive citizen service by providing quality programs, services and facilities to build a strong community and promote the best quality of life for our citizens.

All persons desiring to address the County Commission will be asked to limit their comments to the specific subject being discussed.

The Board gives citizens multiple opportunities for **PUBLIC INPUT**. All members of the public wishing to speak at the "Open To The Public" portion of a meeting will have three (3) minutes per person to make their request or presentation or five (5) minutes if they represent an organization with the appropriate documentation on file with the Clerk of Courts. If the request or presentation deals with a matter that requires investigation by County Staff, the Chairman will refer it to the County Administrator to follow-up with the person making the request.

Any person who decides to appeal any decision of the Governing Body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of proceeding is made which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the County Administrator's Office, Lecanto Government Bldg., 3600 W. Sovereign Path, Suite 267, Lecanto, FL 34461 (352) 527-5210, TTY (352) 527-5312 at least two days before the meeting.

A. CALL TO ORDER

B. PLEDGE TO FLAG

**C. NOTE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE
CODE COMPLIANCE SPECIAL MASTER WITH RESPECT TO ANY MATTER
CONSIDERED AT THIS PUBLIC HEARING HE/SHE WILL NEED TO ENSURE**

**THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH
RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH
THE APPEAL IS TO BE BASED**

D. APPROVE MINUTES

E. STAFF UPDATE

F. OLD AND NEW CASES

F.1. Special Magistrate Meeting 7/20/2022

Special Magistrate Hearing Agenda for the 7/20/2022

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing 7/20/2022				
AGENDA DATE:	July 20, 2022				
<u>BRIEF OVERVIEW:</u> Special Magistrate Meeting 7/20/2022					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u> Special Magistrate Hearing Agenda for the 7/20/2022					

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
AGENDA
Wednesday, July 20, 2022 @ 9:00AM
3600 W. Sovereign Path
Lecanto, Florida 34461**

Christian W. Waugh, Special Master

A. Call to Order

B. Pledge to Flag

C. NOTE: If any person decides to appeal any decision made by the Code Compliance Special Master with respect to any matter considered at this public hearing, he/she will need to ensure that a verbatim record of the proceedings is made which record shall include the testimony and evidence upon which the appeal is to be based.

D. Approve minutes from June 15, 2022

E. Staff Update (Abated & Continued)

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

G. Other Business

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

Attachment: Final Agenda July 2022 (20608 : Special Magistrate Hearing 7/20/2022)

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

<u>Name</u>	<u>Case #</u>
BAUER JOAN A EST	2165752
CARPENTER SHAWN	2164863
CARTER CONSTANCE MARTIN	2164389
COPPENBARGER ELIZABETH REBECCA AND COPPENBARGER DALE F	2164884
COX CORNELL B	2161600
DABNEY ANTHONY W SR	2164666
DECKER MARTHA J	2166343
FITCH DONALD A AND RILEY JANELLE, JOHNSON KENT C	2164831
GODFREY WILLIAM L JR	2165155
KINZER MASHAUNA E	2165792
KONGQUEE MILTON G	2166353
KONGQUEE MILTON G	2166354
LORD CASSIDY AND ADKINS AUSTIN	2164280
MME FUTURES LLC	2164833
PIKE JAMES N AND PIKE ELIZABETH R	2161872
ROZYCKI SUSAN ANNE	2163318
RUIZ WILLIAM AND RUIZ CINDA, WILLIAM AND CINDA RUIZ REVOCAB TRUST OF DECEMBER 1 2009	2164416
SANTA IVAN AND 10 N WASHINGTON TRUST DATED 11	2165292
SHUMARD JASON A AND SHUMARD MICHELLE M	2165135
TEMPLE CHRISTOPHER M AND TEMPLE DENISE A	2159778
UNDERWOOD CARL M & CAROL J TRU	2165839

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>

F. Old & New Cases (Alphabetical Order)**Cases to be Heard:**

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
ASHLEY WAYNE AND ASHLEY KAREN	2163729	A. Jonason		Joanna Coutu
BALL CHRISTOPHER	2165624	A. Becker		
BALL CHRISTOPHER	2166664	A. Becker		
BOMHOFF PHILIP JR	2162817	J. Nocella		Carl Jones
BURGESS NANCY AND REGISTER RICHARD, REGISTER NATHAN	2161948	A. Jonason		
BURGESS NANCY AND REGISTER RICHARD, REGISTER NATHAN	2162086	A. Jonason		
CARPENTER SHAWN	2164722	A. Jonason		
CLEARCARDHOLDER LLC	2164933	A. Jonason		
CLINE WILLIAM AND GANDEE KARISSA	2164870	A. Jonason		Joanna Coutu
COX CORNELL B	2165788	J. Charlton		
DABNEY ANTHONY W SR	2164662	A. Jonason		
DANAHER GLEN H	2164073	A. Jonason		Carl Jones
GIBSON JAMES P	2163450	A. Jonason		
HALL DANIEL J	2162910	M. Hampton		
HALL DANIEL J	2163423	M. Hampton		
HEXT JOHN WILLIAM	2163542	A. Jonason		Joanna Coutu
HEXT JOHN WILLIAM	2163543	A. Jonason		Joanna Coutu
MWC PROPERTIES LLC AND DUSSEL JOHANNA N	2161592	J. Charlton		Joanna Coutu
PIKE JAMES N AND PIKE ELIZABETH R	2161599	J. Charlton		
PIKE JAMES N AND PIKE ELIZABETH R	2161871	J. Charlton		
SCHELL CAROL A AND SCHELL VINCENT J	2165593	J. Charlton		
SMITH THERA J AND ENNIS LISA DOREEN, TRUST AGREEMENT OF TALMADGE W UAD JUNE 1 1988	2165865	J. Charlton		
SORACCHI KATHY A	2164842	A. Jonason		
SORACCHI KATHY A	2164841	A. Jonason		

Attachment: Final Agenda July 2022 (20608 : Special Magistrate Hearing 7/20/2022)

F. Old & New Cases (Alphabetical Order)**Cases to be Heard:**

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
SORACCHI KATHY ANN	2164834	A. Jonason		
THOMAS EDWARD AND THOMAS DAWN	2165137	A. Becker		
VAN NESS MONTY	2164874	A. Jonason		Carl Jones
VAN NESS MONTY	2164873	A. Jonason		
WILKINSON WAYNE	2163963	A. Becker		Carl Jones
WILKINSON WAYNE	2163964	A. Becker		Joanna Coutu
WILKINSON WAYNE	2163698	A. Becker		

Attachment: Final Agenda July 2022 (20608 : Special Magistrate Hearing 7/20/2022)

To Be Heard	Case #	Service Type	Officer
ASHLEY WAYNE AND ASHLEY KAREN	2163729	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6594 N ANCHOR PT HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BALL CHRISTOPHER	2165624	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9335 N ELLIOT WAY CITRUS SPRINGS, FL 34434-	1	7/20/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18" in height, or an accumulation of vegetative matter pursuant to Chapter 20, Article VI Section 20-61 of the Citrus County Code of Ordinances. NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BALL CHRISTOPHER	2166664	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9335 N ELLIOT WAY CITRUS SPRINGS, FL 34434-	1	7/20/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BOMHOFF PHILIP JR	2162817	Certified Mail	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8123 S LECANTO HWY LECANTO, FL 34461-	0	7/10/22	7/20/22
Experts			
Carl Jones			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BURGESS NANCY AND REGISTER RICHARD, REGISTER NATHAN	2161948	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

4615 N TUMBLEWEED TRL
HERNANDO, FL 34442-

1

7/10/22

7/20/22

Experts

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BURGESS NANCY AND REGISTER RICHARD, REGISTER NATHAN	2162086	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

4615 N TUMBLEWEED TRL
HERNANDO, FL 34442-

1

7/10/22

7/20/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
CARPENTER SHAWN	2164722	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3449 E BEAR LN HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
CLEARCARDHOLDER LLC	2164933	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4535 N REMINGTON TER HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
CLINE WILLIAM AND GANDEE KARISSA	2164870	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4600 E HARVARD DR HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

Violation of Land Development Code Section 3102(A): Special Requirements for all Accessory Uses: All accessory uses, regardless of location, shall be allowed once a permit is issued and meets the following requirements:

A. Accessory uses or structures may not be placed on residentially zoned property prior to the establishment of the principal use.

1. Boat docks may not be installed on lots of record which do not contain a principal use or structure unless the owners can demonstrate that the lot of record is undevelopable due to the presence of wetlands or the lack or inability to provide required infrastructure such as potable water or sewage disposal; the proposed dock has access control; and the proposed dock complies with all other applicable LDC standards.

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. NOV GENERATED

1st Time Heard

1st Time Action

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3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
COX CORNELL B	2165788	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
12959 W CORNFLOWER DR CRYSTAL RIVER, FL 34428-	1	7/10/20	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DABNEY ANTHONY W SR	2164662	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
2415 N CREDE AVE CRYSTAL RIVER, FL 34428-	1	7/10/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DANAHER GLEN H	2164073	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9600 W PIMPERNEL LN CRYSTAL RIVER, FL 34429-	1	7/10/22	7/20/22
Experts			
Carl Jones			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee. TO WIT: Permit #201904497 for roof, would require an engineer letter for a missed inspection, all fees paid and required final roof inspection taken place.

Permit #201008845 for Florida room would require as built plans that are signed and sealed by a state of Florida certified engineer and all final inspections would be required.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
GIBSON JAMES P	2163450	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4925 E STOKES FERRY RD HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

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1st Time Action

2nd Time Heard

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3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HALL DANIEL J	2162910	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5511 W IRVING CT HOMOSASSA, FL 34448-	1	7/10/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: DISCARDED FURNITURE; LOOSE TRASH AND DEBRIS; HOUSEHOLD GARBAGE; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HALL DANIEL J	2163423	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5511 W IRVING CT HOMOSASSA, FL 34448-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HEAXT JOHN WILLIAM	2163542	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5061 N EMERALD DR HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HEAXT JOHN WILLIAM	2163543	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5065 N EMERALD DR HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified NOV GENERATED

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
MWC PROPERTIES LLC AND DUSSEL JOHANNA N	2161592	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1289 N GROVELAND WAY CRYSTAL RIVER, FL 34429-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law.

B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process.

C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified

1st Time Heard

1st Time Action

2nd Time Heard

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4th Time Heard

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5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PIKE JAMES N AND PIKE ELIZABETH R	2161599	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9841 N SNOWBALL PT CRYSTAL RIVER, FL 34428-	1	7/10/22	7/10/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PIKE JAMES N AND PIKE ELIZABETH R	2161871	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9841 N SNOWBALL PT CRYSTAL RIVER, FL 34428-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

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3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SCHELL CAROL A AND SCHELL VINCENT J	2165593	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5572 W NOBIS CIR HOMOSASSA, FL 34448-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SMITH THERA J AND ENNIS LISA DOREEN, TRUST AGREEMENT OF TALMADGE W UAD JUNE 1 1988	2165865	Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

5392 W BANDY LN
DUNNELLON, FL 34433-

1

7/20/22

7/20/22

Experts

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: APPLIANCES; AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SORACCHI KATHY A	2164842	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
500 S ARLENE AVE INVERNESS, FL 34453-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

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2nd Time Heard

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3rd Time Heard

3rd Time Action

4th Time Heard

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5th Time Heard

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To Be Heard	Case #	Service Type	Officer
SORACCHI KATHY A	2164841	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
500 S ARLENE AVE INVERNESS, FL 34453-	1	7/10/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: AUTO PARTS; DISCARDED FURNITURE; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SORACCHI KATHY ANN	2164834	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
465 S SMITH AVE INVERNESS, FL 34453-	1	7/10/22	7/20/22
Experts			

Nature of Violation

It shall be unlawful for the owner or tenant of any land to permit, cause or have thereon any accumulation of junk, debris, rubbish and vegetative matter except for junk stored in enclosed litter receptacles or completely enclosed buildings; except for junk which will not fit into standard sized litter receptacles and which is set out for no more than 48 hours for pick up and removal; except for recyclable material stored in receptacles provided for recycling such materials; except junk stored in a lawfully established and maintained junk yard, garbage or waste disposal site or sanitary landfill; and except for accumulations of vegetative waste on agricultural lands on the above property, pursuant to Chapter 20, Article III, Section 20-31(a) of the Citrus County Code of Ordinances. TO WIT: AUTO PARTS; HOUSEHOLD GARBAGE; LOOSE TRASH AND DEBRIS; MISCELLANEOUS JUNK AND DEBRIS

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
THOMAS EDWARD AND THOMAS DAWN	2165137	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9018 N TRAVIS DR CITRUS SPRINGS, FL 34434-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

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To Be Heard	Case #	Service Type	Officer
VAN NESS MONTY	2164874	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1005 E CERMAK ST HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			
Carl Jones			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee. NOV GENERATED

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To Be Heard	Case #	Service Type	Officer
VAN NESS MONTY	2164873	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
1005 E CERMAK ST HERNANDO, FL 34442-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

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5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
WILKINSON WAYNE	2163698	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3 W LEMON ST BEVERLY HILLS, FL 34465-	1	7/10/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
WILKINSON WAYNE	2163963	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3 W LEMON ST BEVERLY HILLS, FL 34465-	1	7/10/22	7/20/22
Experts			
Carl Jones			

Nature of Violation

Permits required. Construction of a structure without a valid permit, a violation of Citrus County Code of Ordinances Chapter 18, Article I, Section 18-8(a) which states: No person shall erect, construct, enlarge, alter, repair, move, improve, convert or demolish any building or structure subject to this Code, including a floating residential unit, or set or place a mobile/manufactured home or floating residential unit within the territory covered by this article, without first having obtained a permit therefore. Any person commencing construction for which a permit is required, without having first obtained such permit, in addition to the penalties described in this chapter, shall also be subject to a penalty equal to double the permit fee. NOV GENERATED

1st Time Heard

1st Time Action

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2nd Time Action

3rd Time Heard

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4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
WILKINSON WAYNE	2163964	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3 W LEMON ST BEVERLY HILLS, FL 34465-	1	7/10/22	7/20/22
Experts			
Joanna Coutu			

Nature of Violation

2406. MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR) ? USV17

This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 units per acre. Higher density developments, 4.1 to 8.0 units per acre, may be permitted, provided additional standards are met including a PUD as outlined in Chapter Four of this LDC.

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G. Other Business

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

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

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

Attachment: Final Agenda July 2022 (20608 : Special Magistrate Hearing 7/20/2022)