



CITRUS COUNTY
SPECIAL MAGISTRATE HEARINGS
MINUTES • JULY 20, 2022

Special Magistrate Hearing Lecanto Government Building Room 166

9:00 AM

3600 W. Sovereign Path, Room 166, Lecanto, FL 34461

A. CALL TO ORDER

July 20, 2022 Lecanto Government Building Room 166

The meeting was called to order at 9:00 AM

Attendee Name	Title	Status	Arrived
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- B. **PLEDGE TO FLAG**
- C. **NOTE: IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CODE COMPLIANCE SPECIAL MASTER WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC HEARING HE/SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED**
- D. **APPROVE MINUTES**
- 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

CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
MINUTES
WEDNESDAY, July 20, 2022 @ 9:00 A.M.
3600 W. Sovereign Path
Lecanto, Florida 34461

Christian W. Waugh, Special Master

A. Call to Order

Christian W. Waugh called the July 20, 2022 Hearing to order at 9:01 a.m.

B. Pledge to Flag

Christian W. Waugh opened with the Pledge of Allegiance.

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

SPECIAL MASTER: Christian W. Waugh

FF PRESENT:

Code Officers - J.C. Charlton, Amy Becker, Matt Hampton, Alan Jonason and Jillian Nocella

Recording Secretary -- Laurie M. Speros

Senior Assistant County Attorney -- Beth Antrim

Assistant County Attorney - Kimberly Harrison

PRESENT:

Deputy: Jamal Ross

D. Staff Update (Abated & Continued)

Code Compliance 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>
Bauer Joan A Est	2165 752
Carpenter Shawn	2164 863
Carter Constance Martin	2164 389
Coppenbarger Elizabeth Rebecca & Dale F	2164 884
Cox Cornell B	2161 600
Dabney Anthony W Sr.	2164 666
Decker Martha J	2166 343
Fitch Donald A and Riley Janelle, Johnson Kent C	2164 831
Godfrey William L Jr	2165 155
Kinzer Mashauna E	2165 792
Kongquee Milton G	2166 353
Kongquee Milton G	2166 354
Lord Cassidy and Adkins Austin	2164 280
MME Futures LLC	2164 833
Pike James N and Pike Elizabeth R	2161 872
Rozycki Susan Anne	2163 318
Ruiz William & Cinda, William & Cinda Ruiz Revocable Trust	2164 416

Santa Ivan and 10 N Washington Trust	2165 292
Shumard Jason A & Michelle M	2165 135
Temple Christopher M & Denise A	2159 778
Underwood Carl M & Carol J Trust	2165 839

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		

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>
Ashley Wayne & Karen	2163 729	A. Jonason	Joanna Coutu
Ball Christopher	2165 624	A. Becker	
Ball Christopher	2166 664	A. Becker	
Bomhoff Philip Jr	2162 817	J. Nocella	Carl Jones
Burgess Nancy and Register Richard & Nathan	2161 948	A. Jonason	
Burgess Nancy and Register Richard & Nathan	2162 086	A. Jonason	
Carpenter Shawn	2164 722	A. Jonason	
Clearcardholder	2164 933	A. Jonason	
Cline William and Gandee Karissa	2164 870	A. Jonason	Joanna Coutu
Cox Cornell B	2165 788	J. Charlton	
Dabney Anthony W Sr	2164 662	A. Jonason	
Danaher Glen H	2164	A.	Carl Jones

	073	Jonason	
Gibson James P	2163 450	A. Jonason	
Hall Daniel J	2162 910	M. Hampton	
Hall Daniel J	2163 423	M. Hampton	
Heaxt John William	2163 542	A. Jonason	Joanna Coutu
Heaxt John William	2163 543	A. Jonason	Joanna Coutu
MWC Properties LLC & Dussel Johanna N	2161 592	J. Charlton	Joanna Coutu
MWC Properties LLC & Dussel Johanna N	2161 592	J. Charlton	Joanna Coutu
Pike James N and Elizabeth R	2161 599	J. Charlton	
Pike James N and Elizabeth R	2161 871	J. Charlton	
Schell Carol A and Vincent J	2165 593	J. Charlton	
Smith Thera J & Ennis Lisa Doreen Trust Agreement of Talmadge	2165 865	J. Charlton	
Soracchi Kathy A	2164 842	A. Jonason	
Soracchi Kathy A	2164 841	A. Jonason	
Soracchi Katny A	2164 834	A. Jonason	
Thomas Edward and Dawn	2165 137	A. Becker	
Van Ness Monty	2164 874	A. Jonason	Carl Jones
Van Ness Monty	2164 873	A. Jonason	
Wilkinson Wayne	2163 963	A. Becker	
Wilkinson Wayne	2163 964	A. Becker	Joanna Coutu
Wilkinson Wayne	2163 698	A. Becker	

Philip Bomhoff Jr., Code Compliance Case No. 2162817, Case 1

Nature of Violation: Violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

The Respondent was present with his attorney, Craig Taraszki, and court reporter Trudy McClellan.

Code Officer Jillian Nocella authenticated and offered into evidence the following: Exhibit A: photographs taken on April 20, 2022 and July 19, 2022 and the Citrus County Property Appraiser's summary of the property; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Jillian Nocella testified that this case was referred to her from the Building Division on April 19, 2022. After reviewing the Building Division's records to confirm that a permit had not been issued for the farmer's market building located on the property, she inspected the property and in particular, the farmer's market building, on April 20, 2022 and again on July 19, 2022. The Notice of Violation was issued on April 25, 2022. The Notice of Hearing was issued on June 1, 2022. As of her final inspection on July 19, 2022, a permit had not been issued for the farmer's market building located on the property.

Citrus County Building Division Director Carl Jones testified that the Respondent applied for Permit #2022-04419 for the farmer's market which is the subject of this case. The permit was never issued because of various problems with the application and the Respondent was therefore operating the farmer's market without a permit.

Citrus County Senior Assistant County Attorney Beth Antrim questioned Carl Jones about the various buildings located on this property. She asked Mr. Jones to review two aerial photographs of the property marked Plaintiff's Exhibit C and to authenticate and describe what was depicted in each photograph. Exhibit C was admitted into evidence without objection from the Respondent. Beth Antrim also asked Mr. Jones to review 13 photographs. He testified that the photographs in Exhibit D dated March 29, 2022 depict the outside of the market building and the photographs in Exhibit D dated April 6, 2022 depict the inside of the market building. Exhibit D was admitted into evidence without objection.

Attorney Craig Taraszki stated that the farm located on various portions of the subject property produces blueberries and blueberry wine. He stated that the Respondent originally pursued a planned unit development (PUD) which did not include the market. He also stated that since the market was built, the Respondent's contractors have diligently taken steps to secure a permit from the Building Division. A new PUD which includes the farmer's market was applied for and approved in April, 2022.

Citrus County Land Development Director testified that a PUD application for two of the buildings was submitted to the County on November 13, 2018. The PUD application for the farmer's market building was submitted on October 12, 2021.

Beth Antrim provides Joanna Coutu with Plaintiff's Exhibit E and asks her to describe what is depicted in that exhibit. Joanna Coutu stated that Exhibit E is the Property Appraiser's expansion page which includes all approved uses for the property. She stated further that the PUD is separate from agricultural land. Exhibit E is admitted into evidence.

Respondent PHILIP BOMHOFF JR. testified that the farmer's market has been closed since July 1, 2022 and he and his contractor are working with the County to rectify any deficiencies contained in the permit application for the farmer's market building. He stated further that the pandemic and current economic challenges have hampered the process.

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

Respondent is in violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

The Respondent can abate this violation by removing the farmer's market building or obtaining an After-the-Fact permit.

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 PHILIP BOMHOFF 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.

William Cline and Karissa Gandee, Code Compliance Case No. 2164870, Case 2

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.

KARISSA GANDEE was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 18, 2022, June 17, 2022, and July 19, 2022 and an aerial photograph of the property; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 18, 2022, at which time the violation was confirmed. A shed was being stored on this vacant property without a primary residence. Subsequent inspections were conducted on June 17, 2022 and July 19, 2022. A Notice of Violation was issued on May 18, 2022. The Notice of Hearing was issued on June 17, 2022 and posted at the property on July 7, 2022. He has had contact with the Respondents. Upon his final inspection on July 19, 2022, the property remains in violation.

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

KARISSA GANDEE testified that she did not know about this case until a few days ago. She also stated that she believes the notice posted by the County was posted on the wrong lot. Ms. Gandee testified that it was their intention to have a tiny home built using a shed. The Respondents hired a contractor who advised them he would obtain any and all permits required from the County. It was not until the shed was delivered that the Respondents realized that the no permits had been obtained. They have not been able to find another contractor willing to convert the shed into a home and they are now trying to sell the property.

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

John William Heaxt, Code Compliance Case No. 2163542, 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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 29, 2022 and July 19, 2022, and the Property Appraiser's aerial photograph of the property; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 29, 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 July 7, 2022 and July 19, 2022. A Notice of Violation was issued on April 29, 2022. The Notice of Hearing was issued on June 9, 2022 and posted at the property on July 7, 2022. He has had contact with the Respondent. Upon his final inspection on July 19, 2022, the property remains in violation.

JOHN WILLIAM HEAXT testified that he bought the property with the intention of building a home. He did not know he could not remove trees before obtaining a permit to build his home. He submitted a permit application to the Building Division for the home on July 18, 2022.

Citrus County Land Development Director Joanna Coutu testified that the property is zoned Coastal Lakes Residential. It is a vacant lot that had been cleared before obtaining a permit. She also confirmed that the Respondent submitted a permit application for a residential structure on July 18, 2022.

Special Master Order: The Special Master finds that the Respondent are 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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN WILLIAM HEAXT. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

John William Heaxt, Code Compliance Case No. 2163543, Case 4

Nature of Violation: After an investigation by Code Officer Alan Jonason, a notice of violation was issued to the Respondent alleging a 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 29, 2022 and July 19, 2022, and the Property Appraiser's aerial photograph of the property; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, posting affidavit, photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 29, 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 July 7, 2022 and July 19, 2022. A Notice of Violation was issued on April 29, 2022. The Notice of Hearing was issued on June 9, 2022 and posted at the property on July 7, 2022. He has had contact with the Respondent. Upon his final inspection on July 19, 2022, the property remains in violation.

JOHN WILLIAM HEAXT testified that he bought the property with the intention of building a home. He did not know he could not remove trees before obtaining a permit to build his home. He submitted a permit application to the Building Division for the home on July 18, 2022.

Citrus County Land Development Director Joanna Coutu testified that the property is zoned Coastal Lakes Residential. It is a vacant lot that had been cleared before obtaining a permit. She also confirmed that the Respondent submitted a permit application for a residential structure on July 18, 2022.

Special Master Order: The Special Master finds that the Respondent are 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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JOHN WILLIAM HEAXT. 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.

Anthony W. Dabney Sr., Code Compliance Case No. 2164662, 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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 16, 2022, June 29, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 16, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 29, 2022, July 7, 2022 and July 19, 2022. The Notice of Violation was issued on May 16, 2022. The Notice of Hearing was issued on June 29, 2022 and posted at the property on July 7, 2022. He has had contact with the Respondent. Upon his final inspection on July 19, 2022, the condition of the property has greatly improved.

ANTHONY W. DABNEY SR. testified that he was injured and had to get people to help him clean up. He has been working very hard to improve the conditions at the property and requested additional time to continue his efforts.

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 90 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of ANTHONY W. DABNEY SR.. 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.

Thera J. Smith & Lisa Doreen Ennis and Trust Agreement of Talmadge, Code Compliance Case No. 2165865, Case 6

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 Respondents were not present despite receiving notice of the date and time of the hearing via certified mail. KATHY LEE SOVERNS was present. She is purchasing the property.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 8, 2022, June 17, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on June 8, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 17, 2022 and July 19, 2022. The Notice of Violation was issued on June 9, 2022. The Notice of Hearing was issued on June 21, 2022. He has not had contact with the Respondents. Upon his final inspection on July 19, 2022, the property remains in violation.

KATHY LEE SOVERNS stated that she is aware of the violation and is hiring people to help with the cleanup.

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

Respondents 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 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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of THERA J. SMITH, LISA DOREEN ENNIS & TRUST AGREEMENT OF TALMADGE W. SMITH. 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.

Wayne Wilkinson, Code Compliance Case No. 2163964, Case 7

Nature of Violation: Violation of Land Development Code Section 2406. Medium Density Residential District (MDR). This category is representative of an urbanizing area. The category allows for single family residential development at a maximum density of 4.0 unites 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.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 3, 2022, June 14, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on May 3, 2022, at which time the violation was confirmed. The property was being used as a thrift store with signage. Subsequent inspections were conducted on June 14, 2022 and July 19, 2022. The Notice of Violation was issued on May 4, 2022. The Notice of Hearing was issued on June 24, 2022. She has had contact with the Respondent. Upon her final inspection on July 19, 2022, the property remains in violation.

Land Development Director Joanna Coutu testified that this property is zoned Medium Density Residential. A conditional use application and approval would be needed in order to continue using the property as a thrift store. She stated further that even if the conditional use is approved, the Respondent would not be able to have retail items outside continuously. He would need to bring everything inside at night.

WAYNE WILKINSON stated that he bought the property specifically to operate a church thrift store. He said that his realtor advised him that he would be able to do so. He realizes now that he was advised incorrectly.

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

Respondent is in violation of Land Development Code Section 2406. Medium Density Residential District (MDR). 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.

The Respondent can abate this violation by ceasing the activity constituting the violation or pursuing a conditional use permit for any proposed use.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of WAYNE WILKINSON. 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.

Wayne Wilkinson, Code Compliance Case No. 2163963, Case 8

Nature of Violation: Violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 3, 2022, June 14, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on May 3, 2022, at which time the violation was confirmed. There was a shipping container located on the property without a permit. Subsequent inspections were conducted on June 14, 2022 and July 19, 2022. The Notice of Violation was

issued on May 4, 2022. The Notice of Hearing was issued on June 24, 2022. She has had contact with the Respondent. Upon her final inspection on July 19, 2022, the property remains in violation.

Citrus County Building Director Carl Jones testified that the Building Division has not received any application from the Respondent for the shipping container located on this property.

WAYNE WILKINSON stated that he did not realize a permit was required for the shipping container.

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

Respondent is in violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

The Respondent can abate this violation by removing shipping container or obtaining an After-the-Fact permit.

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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of WAYNE WILKINSON. 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.

Wayne Wilkinson, Code Compliance Case No. 2163698, 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.

The Respondent was present.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 3, 2022, June 14, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on May 3, 2022, at which time the violation was confirmed. The property was being used as a thrift store with signage. Subsequent inspections were conducted on June 14, 2022 and July 19, 2022. The Notice of Violation was issued on May 4, 2022. The Notice of Hearing was issued on June 24, 2022. She has had contact with the Respondent. Upon her final inspection on July 19, 2022, the property remains in violation.

WAYNE WILKINSON requested additional time to clean up the property.

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 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 WAYNE WILKINSON. 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.

Daniel J. Hall, Code Compliance Case No. 2162910, Case 10

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 April 20, 2022, June 14, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on April 20, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 14, 2022, July 6, 2022 and July 19, 2022. The Notice of Violation was issued on April 27, 2022. The Notice of Hearing was issued on June 14, 2022 and posted at the property and the Lecanto Government Building on July 6, 2022. He had contact with the Respondent during his initial inspection. Upon his final inspection on July 19, 2022, the property remains in violation.

DANIEL J. HALL testified that he realizes the property needs to be cleaned up. He is in poor health and just needs 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 \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DANIEL J. HALL. 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.

Daniel J. Hall, Code Compliance Case No. 2163423, Case 11

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 present.

Code Officer Matt Hampton authenticated and offered into evidence the following: Exhibit A: photographs taken on April 20, 2022, June 14, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Matt Hampton testified that his initial inspection was conducted on April 20, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 14, 2022, July 6, 2022 and July 19, 2022. The Notice of Violation was issued on April 27, 2022. The Notice of Hearing was issued on June 14, 2022 and posted at the property and the Lecanto Government Building on July 6, 2022. He had contact with the Respondent during his initial inspection. Upon his final inspection on July 19, 2022, the property remains in violation.

DANIEL J. HALL testified that he will find someone to help him with his lawn.

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

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

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

The Respondent shall abate the violation on later than 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of DANIEL J. HALL. 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.

Clearcardholder LLC, Case No. 2164933, Case 12

Case continued by Special Master to August 17, 2022.

Carol A. Schell and Vincent J. Schell, Code Compliance Case No. 2165593, Case 13

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 Respondents were present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on June 1, 2022, June 21, 2022 and July 19, 2022; and Exhibit B: a copy of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on June 1, 2022 at which time the violation was confirmed. There was a refrigerator and other junk and debris located on the property. Subsequent inspections were conducted on June 21, 2022 and July 19, 2022. Those inspections revealed that portions of a fence were moved to different locations to shield different portions of the junk and debris. However, the junk and debris were still visible. The Notice of Violation was issued on June 2, 2022. The Notice of Hearing was issued on June 21, 2022. He has not had contact with the Respondents. Upon his final inspection on July 19, 2022, the property remains in violation.

VINCENT J. SCHELL testified that they are caring for their adult son with PTSD who spends most nights tinkering with items in the backyard. They are trying the best they can to shield it all from view.

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

Respondents 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 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 60 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$100.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of CAROL A. & VINCENT J.

SCHELL. 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.

Monty Van Ness, Code Compliance Case No. 2164874, Case 14

Case Dismissed.

Monty Van Ness, Code Compliance Case No. 2164873, 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's tenant, ANTHONY REEVES was present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 18, 2022, May 25, 2022, June 28, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 18, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on May 25, 2022, June 28, 2022, July 7, 2022 and July 19, 2022. The Notice of Violation was issued on May 25, 2022. The Notice of Hearing was issued on June 28, 2022 and posted at the property and the Lecanto Government Building on July 7, 2022. He has had contact with the Respondent. Upon his final inspection on July 19, 2022 the condition of the property has improved but is still in violation.

ANTHONY REEVES testified that he has been working to clean up the property and requested additional time to complete the cleanup.

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 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 MONTY VAN NESS. 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.

MWC Properties LLC and Johanna N. Dussel, Code Compliance Case No. 2161592, Case 16

Nature of Violation: Violation of Land Development Code Section 4002: A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law; B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process; and C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

The Respondents were not present despite receiving notice of the date and time of the hearing via certified mail.

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

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. A Notice of Violation was issued on April 5, 2022. The Notice of Hearing was issued on June 21, 2022. He has had contact with members of the LLC. As of July 19, 2022, no permits have been applied for or issued for a principal structure on the property.

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

Special Master Order: The Special Master finds that the Respondents are in violation of the ordinance listed above.

Respondents are 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 Respondents may abate the violation by obtaining a building permit or site development order.

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 \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of MWC PROPERTIES LLC & JOHANNA N. DUSSEL. 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.

Wayne and Karen Ashley, Code Compliance Case No. 2163729, Case 17

Nature of Violation: Violation of Land Development Code Section 4002: A. No development allowed by this code shall be established, changed, or altered and no building shall be used, occupied, or altered after the effective date of this code until there is first on file, approved by official County action, a site development plan or preliminary subdivision plat for such premises. Nothing herein shall relieve any applicant of the additional responsibility of seeking all permits required by any applicable statute, ordinance, or regulation in compliance with all of the terms of this code or any other applicable law; B. A site development plan shall be required for any multi-family residential development and non-residential development. The following are exempt from this requirement: agriculture; single-family dwelling(s) on either lawfully platted or recorded lot(s); or lots in recognized un-recorded subdivisions; duplex residential structure(s) on either lawfully platted or recorded lot(s); or lots in recognized unrecorded subdivisions; accessory structures; and other uses that do not require extensive review by County staff and can be approved through the building permit process; and C. Site development plans may be submitted for any portion of a site (a phase or any portion of a phase, including early work authorization for site work and/or groundwork) provided development proceeds according to an approved plan of development. All work performed is at the risk of the owner and/or developer and any work performed that is not in compliance with this LDC shall be removed or modified.

The Respondents were present.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 3, 2022 and an aerial photograph from the Property Appraiser; 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 May 3, 2022, at which time the violation was confirmed. There was evidence that the property had been partially cleared without a site development plan. A Notice of Violation was issued on May 3, 2022. The Notice of Hearing was issued on June 16, 2022. He has had contact with the Respondents. As of July 19, 2022, there is no record of any permits issued for the property.

ASHLEY WAYNE testified that they live in Maine and had purchased this property with the intention of building a home. They removed a total of 4 trees, one of which was dead. They initially hired Prestige

Homes for the purpose of purchasing a mobile home, but the cost was more than they expected. They sold the property on or about June 14, 2022. She testified that both she and her husband have been extremely upset about the situation and apologized for any trouble they caused.

Douglass Everett, the new owner of the property, testified that he has no interest in building a home on the property.

Senior Assistant County Attorney Beth Antrim requested a brief recess County staff to confer.

Back on the record, Interim Code Compliance Director JC Charlton suggested that the Special Master impose a one-time fine of \$100.00.

Special Master Christian Waugh noted that under the section stated in the Notice of Violation, a one-time fine was not proper.

A brief discussion was had by the Special Master and County staff regarding Land Development Code Section 5710 under which a one-time fine could be imposed.

Christian Waugh explained to the Respondents that if they would agree that they were in violation of Land Development Code Section 5710 as opposed to Land Development Code Section 4002 which was referred to in the Notice of Violation, a one-time fine could be imposed.

The Respondents agreed that they were in violation of Land Development Code Section 5710(D).

Special Master Order: The Special Master finds that the Respondents are in violation of Land Development Code Section 5710(D) rather than Land Development Code Section 4002.

Respondents are in violation of Land Development Code Section 5710(D): Tree Preservation and Protection Standards: General Provisions: Tree removal on all vacant land (defined in this section as property on which no County building or development permit has been approved or on which no habitable structure exists).

The Respondents are ordered to pay a one-time fine of \$100.00. This fine will be recorded and will constitute a lien on the real or personal property of WAYNE & KAREN ASHLEY. 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.

Glen H. Danaher, Code Compliance Case No. 2164073, Case 18

Nature of Violation: Violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 10, 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 he received this case from the Building Division on May 10, 2022 at which time he verified that no permit had been issued for the metal roof at the property. The Notice of Violation was issued on May 11,

2022. The Notice of Hearing was issued on June 24, 2022. He has not had contact with the Respondent. As of July 19, 2022, no permit has been issued for the new roof.

Citrus County Building Director Carl Jones testified that the Building Division has not issued a permit for a metal roof at the property.

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

Respondent is in violation of Chapter 18, Article I, Section 18-8(a) of the Citrus County Code of Ordinances. Construction or Modification of a Structure Without Required Permits.

The Respondent can abate this violation by obtaining an After-the-Fact permit for the metal roof.

The Respondent shall abate the violation no later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of GLEN H. DANAHER. 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.

Shawn Carpenter, Code Compliance Case No. 2164722, Case 19

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 Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 17, 2022, June 3, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 17, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2022 and July 19, 2022. The Notice of Violation was issued on May 17, 2022. The Notice of Hearing was issued on June 3, 2022. He has not had contact with the Respondent. Upon his final inspection on July 19, 2022, the property remains in violation.

SHAWN CARPENTER testified that he helps a friend by taking junk and debris from the friend's various rental properties and brings it to this property in order to try and sell some of it. He is on a fixed income and sells and trades scrap items for extra income.

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 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 SHAWN CARPENTER. 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 N. and Elizabeth R. Pike, Code Compliance Case No. 2161599, Case 20

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.

JAMES PIKE was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 31, 2022, May 2, 2022, May 27, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, continuance letter and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on March 31, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on May 2, 2022, May 27, 2022 and July 19, 2022. The Notice of Violation was issued on April 4, 2022. The Notice of Hearing was issued on May 5, 2022. He has had contact with JAMES N. PIKE on May 31, 2022 during which he requested a continuance. The continuance letter was issued on Jun 1, 2022. Upon his final inspection on July 19, 2022, the condition of the property has improved tremendously.

JAMES PIKE testified that he is disabled and while it has taken him some time, he is working diligently to improve the conditions at the property.

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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JAMES N. & ELIZABETH R. PIKE. 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.

James N. Pike and Elizabeth R. Pike, Code Compliance Case No. 2161871, Case 21

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

JAMES PIKE was present.

Code Officer JC Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on March 31, 2022, May 2, 2022, May 27, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, continuance letter and certified mail return receipt.

Code Officer JC Charlton testified that his initial inspection was conducted on March 31, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on May 2, 2022, May 27, 2022 and July 19, 2022. The Notice of Violation was issued on April 4, 2022. The Notice of Hearing was issued on May 5, 2022. He has had contact with JAMES N. PIKE on May 31, 2022 during which he requested a continuance. The continuance letter was issued on Jun 1, 2022. Upon his final inspection on July 19, 2022, the property remains in violation.

JAMES PIKE testified that he is disabled but will do whatever is necessary to abate 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 IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway." To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

The Respondents can abate the violation by removing the vehicle from the property, registering it or placing it in a permitted enclosed structure. If not enclosed or removed, the vehicle must be operable and registered. The 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 \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JAMES N. & ELIZABETH R. PIKE. 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.

Christopher Ball, Code Compliance Case No. 2165624, Case 22

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 June 2, 2022, June 16, 2022, June 24, 2022, July 1, 2022, July 15, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on June 2, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on June 16, 2022, June 24, 2022, July 1, 2022, July 15, 2022 and July 19, 2022. The Notice of Violation was issued on June 2, 2022. The Notice of Hearing was issued on June 24, 2022 and posted at the property and the Lecanto Government Building on July 1, 2022. She has not had contact with the Respondent. Upon her final inspection on June 19, 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 CHRISTOPHER BALL. 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.

Christophere Ball, Code Compliance Case No. 2166664, Case 23

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 Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on June 2, 2022, June 16, 2022, June 24, 2022, July 1, 2022, July 15, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Amy Becker testified that her initial inspection was conducted on June 2, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on June 16, 2022, June 24, 2022, July 1, 2022, July 15, 2022 and July 19, 2022. The Notice of Violation was issued on June 2, 2022. The Notice of Hearing was issued on June 24, 2022 and posted at the property and the Lecanto Government Building on July 1, 2022. She has not had contact with the Respondent. Upon her final inspection on June 19, 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 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 CHRISTOPHER BALL. 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.

Edward Thomas and Dawn Thomas, Code Compliance Case No. 2165137, Case 24

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 Respondents were not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Amy Becker authenticated and offered into evidence the following: Exhibit A: photographs taken on May 20, 2022, June 3, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, and certified mail return receipt.

Code Officer Amy Becker testified that her initial inspection was conducted on May 20, 2022, at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2022, and July 19, 2022. The Notice of Violation was issued on May 20, 2022. The Notice of Hearing was issued on June 3, 2022. She has not had contact with the Respondent. Upon her final inspection on July 19, 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 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 EDWARD & DAWN THOMAS. 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.

Nancy Burgess, Richard Register and Nathan Register, Code Compliance Case No. 2161948, Case 25

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 6, 2022, June 3, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 6, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2022 and July 19, 2022. The Notice of Violation was issued on April 6, 2022. The Notice of Hearing was issued on June 3, 2022 and posted at the property and the Lecanto Government Building on July 7, 2022. He has had contact with a representative of the Respondents. Upon his final inspection on July 19, 2022, progress has been made, but the property remains in violation.

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

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

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

The Respondents shall abate the violation on later than 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 NANCY BURGESS, RICHARD & NATHAN REGISTER. 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.

Nancy Burgess, Richard Register and Nathan Register, Code Compliance Case No. 2162086, Case 26

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

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 6, 2022, June 3, 2022, and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 6, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2022, and July 19, 2022. The Notice of Violation was issued on April 6, 2022. The Notice of Hearing was issued on June 3, 2022 and posted at the property and the Lecanto Government Building on July 7, 2022. He has had

contact with a representative of the Respondents. Upon his final inspection on July 19, 2022, the property remains in violation.

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

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

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

The Respondents 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 NANCY BURGESS, RICHARD & NATHAN REGISTER. 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.

James P. Gibson, Code Compliance Case No. 2163450, Case 27

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

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

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on April 29, 2022, June 3, 2022, and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer Alan Jonason testified that his initial inspection was conducted on April 29, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 3, 2022, July 7, 2022 and July 19, 2022. The Notice of Violation was issued on April 29, 2022. The Notice of Hearing was issued on June 3, 2022 and posted at the property and the Lecanto Government Building on July 7, 2022. He has not had contact with the Respondent but has spoken to a tenant at the property. Upon his final inspection on July 19, 2022 the property remains in violation.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

Respondent is in violation of Citrus County Code of Ordinances, Chapter 20, Article IV, Section 20-41, "It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on

any property, street or highway.” To Wit: Any and all unlicensed, unserviceable, or inoperable vehicles, vessels or trailers.

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of JAMES P. GIBSON. 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. **Kathy A. Soracchi, Code Compliance Case No. 2164842, Case 28**

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

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 18, 2022, June 17, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 18, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 17, 2022 and July 19, 2022. The Notice of Violation was issued on May 18, 2022. The Notice of Hearing was issued on June 17, 2022. He has had brief contact with the Respondent. Upon his final inspection on July 19, 2022 the property remains in violation.

Special Master Order: The Special Master finds that unlicensed/inoperable vehicles remain on the property.

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

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

The Respondent shall abate the violation on later than 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 KATHY A. SORACCHI. 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.

Kathy A. Soracchi, Code Compliance Case No. 2164841, Case 29

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

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 18, 2022, June 17, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 18, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 17, 2022 and July 19, 2022. The Notice of Violation was issued on May 18, 2022. The Notice of Hearing was issued on June 17, 2022. He has had brief contact with the Respondent. Upon his final inspection on July 19, 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 KATHY A. SORACCHI. 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.

Kathy Ann Soracchi, Code Compliance Case No. 2164834, Case 30

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

The Respondent was not present despite receiving notice of the date and time of the hearing via certified mail.

Code Officer Alan Jonason authenticated and offered into evidence the following: Exhibit A: photographs taken on May 18, 2022, June 17, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing and certified mail return receipt.

Code Officer Alan Jonason testified that his initial inspection was conducted on May 18, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 17, 2022 and July 19, 2022. The Notice of Violation was issued on May 18, 2022. The Notice of Hearing was issued on June 17, 2022. He has had brief contact with the Respondent. Upon his final inspection on July 19, 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 KATHY A. SORACCHI. 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.

Cornell B. Cox, Code Compliance Case No. 2165788, Case 31

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

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

Code Officer J.C. Charlton authenticated and offered into evidence the following: Exhibit A: photographs taken on May 25, 2022, June 16, 2022 and July 19, 2022; and Exhibit B: copies of the Notice of Violation, Notice of Hearing, posting affidavit and photograph of the posting at the property.

Code Officer J.C. Charlton testified that his initial inspection was conducted on March 31, 2022 at which time the violation was confirmed. Subsequent inspections were conducted on June 16, 2022, June 30, 2022 and July 19, 2022. The Notice of Violation was issued on June 3, 2022. The Notice of Hearing was issued on June 20, 2022 and posted at the property and the Lecanto Government Building on June 30, 2022. He has had contact with the Respondent and the Respondent's daughter. Upon his final inspection on July 19, 2022 the property remains in violation.

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

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

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

The Respondent shall abate the violation on later than 30 days from the date of this order. If the violation is not brought into compliance as ordered, a penalty of \$50.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of CORNELL B. COX. The County Attorney's Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation, which may also be filed as a lien of record. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

G. Other Business:

NONE

H. Adjourn 1:20 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