

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

AGENDA

August 17, 2022 9:00 AM

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

MISSION

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

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

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

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

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

A. CALL TO ORDER

B. PLEDGE TO FLAG

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

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

D. APPROVE MINUTES

E. STAFF UPDATE

F. OLD AND NEW CASES

F.1. Special Magistrate Hearing 8-17-2022

Special Magistrate Hearing 8-17-2022

G. OTHER BUSINESS

H. ADJOURN



AGENDA MEMORANDUM

FROM:	Scott Mckinney,				
SUBJECT:	Special Magistrate Hearing 8-17-2022				
AGENDA DATE:	August 17, 2022				
<u>BRIEF OVERVIEW:</u> Special Magistrate Hearing 8-17-2022					
<u>BUDGET IMPACT/FUNDING SOURCE:</u>					
Account No.	Account Title	Current Budget	YTD Expenditures	Encumbrances	Available Balance
					\$0
<u>RECOMMENDED ACTION:</u> Special Magistrate Hearing 8-17-2022					

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
AGENDA**

**Wednesday, August 17, 2022 @ 9:00AM
3600 W. Sovereign Path
Lecanto, Florida 34461**

Christian W. Waugh, Special Master

A. Call to Order

B. Pledge to Flag

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

D. Approve minutes from July 20, 2022

E. Staff Update (Abated & Continued)

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

G. Other Business

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

Attachment: August 2022 Final Agenda (20724 : Special Magistrate Hearing 8-17-2022)

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

<u>Name</u>	<u>Case #</u>
ADKINS KENNETH M	2167856
AMIRHOUSES.COM LLC	2166583
BENNETT TIM II AND GINDA KAREN	2166617
FOX JOSEPH C AND FOX SANDRA L	2165291
GONZALEZ OMAR REY	2160091
HETHORN DAVID W II	2166904
HOOPER JEREMY W	2166919
KELLER TODD R AND KELLER APRIL ALBURY	2168315
KENDRICK MYRIAME MARCEL	2166422
LEHMAN BERTRAM AND LEHMAN LANA	2165595
LUNDEEN JUDY LYNN AND SEIJAS DIANNA J BORRMANN, BORRMANN EMIL H, BORRMANN FREDERICK J	2164145
MASON BARBARA JEAN	2165801
MC KIERNAN CATHERINE	2168369
RUIZ JACK	2167274
SIEGEL ROBIN	2166721

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
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Attachment: August 2022 Final Agenda (20724 : Special Magistrate Hearing 8-17-2022)

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

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
ARNOLD ROBERTA A	2166570	A. Becker		
ARNOLD ROBERTA A	2166672	A. Becker		
ARNOLD ROBERTA A	2166671	A. Becker		
BISHOP BELINDA S	2162402	J. Nocella		Carl Jones
CLEARCARDHOLDER LLC	2164933	A. Jonason		
DARMIENTO JOSEPH	2165144	M. Hampton		Joanna Coutu
DARMIENTO JOSEPH	2165142	M. Hampton		Joanna Coutu
DWYER LORNA A	2162591	J. Charlton		
DWYER LORNA A	2162592	J. Charlton		
FITZPATRICK JULIA C	2159705	J. Charlton		
FLIPPIN DENNY L, FLIPPIN CLAUDIA D	2162433	A. Jonason		Joanna Coutu
HAGSTROM CARL SR AND HAGSTROM GLORIA	2168513	A. Jonason		
HARRINGTON JEFF	2162932	J. Nocella		
HARRINGTON JEFF	2162931	J. Nocella		
HOFELDT GENNA	2159287	J. Nocella		Joanna Coutu
IZQUIERDO TROY AND IZQUIERDO KRISTINA	2166452	A. Becker		Carl Jones Joanna Coutu
LAWLOR JANET ET AL	2164665	A. Jonason		
LEVY ELEANOR O	2167751	A. Becker		
LEVY ELEANOR O	2167767	A. Becker		
LUNDEEN JUDY LYNN AND SEIJAS DIANNA J BORRMANN, BORRMANN EMIL H, BORRMANN FREDERICK J	2164144	M. Hampton		
LUNDEEN JUDY LYNN AND SEIJAS DIANNA J BORRMANN, BORRMANN EMIL H, BORRMANN FREDERICK J	2164118	M. Hampton		
NAVE JONATHAN CURTIS	2166456	A. Becker		Joanna Coutu
NEWBERRY PATRICIA ANN	2164018	J. Nocella		

Attachment: August 2022 Final Agenda (20724 : Special Magistrate Hearing 8-17-2022)

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

<u>Name</u>	<u>Case #</u>	<u>Officer</u>	<u>Page</u>	<u>Experts on Case</u>
OLIVER CAROLYN J AND OLIVER BRANDIE DEONNE, OLIVER LILLIE MAE	2167112	A. Jonason		
OLIVER CAROLYN J AND OLIVER BRANDIE DEONNE, OLIVER LILLIE MAE	2167415	A. Jonason		
PERUSEK DAVID A	2168642	A. Jonason		
SNELL BRIAN	2166719	A. Jonason		Joanna Coutu
SPEARING NANCY A	2159294	J. Charlton		Joanna Coutu
TAFT KEITH HENRY	2165415	A. Becker		
TAFT KEITH HENRY	2165416	A. Becker		Joanna Coutu
WARGO INVESTMENTS LLC	2160673	J. Charlton		
WILLIAMS ANGELA	2164338	M. Hampton		Joanna Coutu

Attachment: August 2022 Final Agenda (20724 : Special Magistrate Hearing 8-17-2022)

To Be Heard	Case #	Service Type	Officer
ARNOLD ROBERTA A	2166570	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
89 S SCARBORO AVE LECANTO, FL 34461-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
ARNOLD ROBERTA A	2166672	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
89 S SCARBORO AVE LECANTO, FL 34461-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
ARNOLD ROBERTA A	2166671	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
89 S SCARBORO AVE LECANTO, FL 34461-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
BISHOP BELINDA S	2162402	Posted Property & LGB	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6630 S MERLEING LOOP FLORAL CITY, FL 34436-	1	8/7/22	8/17/22
Experts			
Carl Jones			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
CLEARCARDHOLDER LLC	2164933	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4535 N REMINGTON TER HERNANDO, FL 34442-	2	8/7/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

7/21/22

1st Time Action

Special Master continued this case to 8/17/2022 in order for the County and Respondent to research the boundary lines of the property.

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DARMIENTO JOSEPH	2165144	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6261 W HOMOSASSA TRL HOMOSASSA, FL 34448-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

B. Accessory structures shall not be occupied as a residence, with the exception of guest cottages/garage apartments as outlined herein. TO WIT: anything being stored on the property

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DARMIENTO JOSEPH	2165142	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6261 W HOMOSASSA TRL HOMOSASSA, FL 34448-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DWYER LORNA A	2162591	Posted Property & LGB & Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

7647 S VIEWCREST LOOP
FLORAL CITY, FL 34436-

1

8/7/22

7/20/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
DWYER LORNA A	2162592	Posted Property & LGB and Certified Mail	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

7647 S VIEWCREST LOOP
FLORAL CITY, FL 34436-

1

8/7/22

7/20/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FITZPATRICK JULIA C	2159705	Posted Property and LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
819 SHERWOOD AVE INVERNESS, FL 34450-	1	8/7/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
FLIPPIN DENNY L, FLIPPIN CLAUDIA D	2162433	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4035 E BASS LN HERNANDO, FL 34442-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HAGSTROM CARL SR AND HAGSTROM GLORIA	2168513	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
2710 E JUPITER ST INVERNESS, FL 34453-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HARRINGTON JEFF	2162932	Posted Property & LGB	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
12615 E TRAILS END RD FLORAL CITY, FL 34436-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HARRINGTON JEFF	2162931	Posted Property & LGB	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
12615 E TRAILS END RD FLORAL CITY, FL 34436-	1	8/17/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
HOFELDT GENNA	2159287	Certified Mail	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7904 E GATOR CT INVERNESS, FL 34453-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
IZQUIERDO TROY AND IZQUIERDO KRISTINA	2166452	Posted Property & LGB & Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

3065 W CYPRESS DR
DUNNELLON, FL 34433-

1

8/7/22

8/17/22

Experts

Carl Jones

Joanna Coutu

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LAWLOR JANET ET AL	2164665	Certified Mail	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
3363 E BUFFALO LN HERNANDO, FL 34442-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LEVY ELEANOR O	2167751	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5216 W CORRAL PL BEVERLY HILLS, FL 34465-	1	8/17/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LEVY ELEANOR O	2167767	Posted Property & LGB	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
5216 W CORRAL PL BEVERLY HILLS, FL 34465-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LUNDEEN JUDY LYNN AND SEIJAS DIANNA J BORRMANN, BORRMANN EMIL H, BORRMANN	2164144	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
FREDERICK J 6679 S WALD PT HOMOSASSA, FL 34446-	1	8/7/22	8/17/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
LUNDEEN JUDY LYNN AND SEIJAS DIANNA J BORRMANN, BORRMANN EMIL H, BORRMANN	2164118	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
FREDERICK J 6679 S WALD PT HOMOSASSA, FL 34446-	1	8/7/22	8/17/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
NAVE JONATHAN CURTIS	2166456	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8424 W TAWNY ROSE LN CRYSTAL RIVER, FL 34429-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 4002

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
NEWBERRY PATRICIA ANN	2164018	Posted Property & LGB	Jillian Nocella
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
8260 E GOBBLER CT FLORAL CITY, FL 34436-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
OLIVER CAROLYN J AND OLIVER BRANDIE DEONNE, OLIVER LILLIE MAE	2167112	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

1988 W TEST CT
DUNNELLO, FL 34433-

1

8/7/22

8/17/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
OLIVER CAROLYN J AND OLIVER BRANDIE DEONNE, OLIVER LILLIE MAE	2167415	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

1988 W TEST CT
DUNNELLO, FL 34433-

1

8/7/22

8/17/22

Experts

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
PERUSEK DAVID A	2168642	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
122 N CEDARVIEW TER INVERNESS, FL 34453-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SNELL BRIAN	2166719	Posted Property & LGB	Alan Jonason
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7055 W GATOR LN CRYSTAL RIVER, FL 34428-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
SPEARING NANCY A	2159294	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
353 N ROCK CRUSHER RD CRYSTAL RIVER, FL 34429-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

LDC 3140, Temporary Uses. Table 3-2. Temporary Occupancy of a recreation vehicle is permitted two weeks per address per year.

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
TAFT KEITH HENRY	2165415	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4165 N GARY PT CRYSTAL RIVER, FL 34428-	1	8/7/22	8/17/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
TAFT KEITH HENRY	2165416	Certified Mail	Amy Becker
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4185 N GARY PT CRYSTAL RIVER, FL 34428-	1	8/7/22	8/17/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
WARGO INVESTMENTS LLC	2160673	Posted Property & LGB	J Charlton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
706 S SICKLE PT INVERNESS, FL 34450-	1	8/7/22	7/20/22
Experts			

Nature of Violation

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

To Be Heard	Case #	Service Type	Officer
WILLIAMS ANGELA	2164338	Posted Property & LGB	Matthew Hampton
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
6547 S PREMIERE AVE HOMOSASSA, FL 34446-	1	8/7/22	8/16/22
Experts			
Joanna Coutu			

Nature of Violation

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

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

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

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

1st Time Heard

1st Time Action

2nd Time Heard

2nd Time Action

3rd Time Heard

3rd Time Action

4th Time Heard

4th Time Action

5th Time Heard

5th Time Action

G. Other Business

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

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

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

Attachment: August 2022 Final Agenda (20724 : Special Magistrate Hearing 8-17-2022)