

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

AGENDA

**Wednesday, December 21, 2011 @ 9:00AM
3600 W. Sovereign Path
Lecanto, Florida 34461**

Michele L. Lieberman, Special Master
Michael T. Kovach Jr., Alternate 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 November 16, 2011

E. Staff Update (Abated & Continued)

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

G. Other Business

H. Adjourn

E. Abated & Continued Cases

Abated Cases:

<u>Name</u>	<u>Case #</u>
Allison, Elizabeth & Thomas	114456
Armstrong, Clarence & Merritt, Sue	113666
Ashton, Dale & Kim	115356
Baylon, Roger & Idaisa	114227
Baylon, Roger & Idaisa	114229
Bildstein, Tiffany	115314
Bildstein, Tiffany	115315
Bollin, Joseph M.	114994
Bradley, Tammy	114599
Bradley, Tammy	114600
Buckley, Matthew J.	114333
Campbell EST, Michelle & Roy F. Sr.	114164
Clark, James & Prenger, Barbara	113166
Clark, James & Prenger, Barbara	113381
Comtois, June	115306
Connelly, Charles & Connelly, Christopher	114161
Covino, Michael & Dana	115558
Deep South Rentals LLC	114301
DeSimone, Joseph	115427
Doty, Douglas	114661
First Regional Bank Custodian FBO Douglas R. Brown IRA	115355
Franz, Jennifer	115588
Gelinas, William R. & Regina	110523
Gerald L. Moore Revocable Trust	114996
Giller, Bruce & Prive Jane	114146
Grimm EST, Erna ATTN: Ralph Blanchette	114732
Grow Land LLC	115607
Hall Sr., Bradley F. & Owen, Candice	115571
Hanlon, Kevin J.	114770

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

<u>Name</u>	<u>Case #</u>
Hendrickson, Clifford & Pamela	112381
Henry J Dobbelaere Rev Liv Trust	113544
Hughes Family Revocable Living Trust	115229
Inglett, Robert E. & Easter J.	114920
Karlesky, Charles & Vanessa	113074
Karlesky, Charles & Vanessa	113075
Katzell, Jeffrey	115589
Koenig, Heidi	113641
Kuehner, Andrea Dale; Hall, Donald Allen & Jason Leonard	115592
Landry, David J. & Morrison, Milinda S.	113877
LNZ of Citrus County Inc. & Halverson, Jason A. & Jessica R.	114132
Lowery, Stephen & Muriel	114921
Madrigal, Rene	115354
McClain, Wilma A.	113543
McCrary Construction Co. Inc. ATTN: James Neal Jr., P.A.	114374
Mitcheltree, Scott P. & April S.	111450
Mofield, Eva & Name, Lulabelle	113079
Montgomery, Gordon & Lori	114531
Nelson, Andrew C. & Romine, Gwen L. c/o Donna Nelson	114455
Pasqualucci, Jane L.	114012
Peck, Zelphia	114036
Pittman, Shirley T.	114458
Proveaux EST, Raymond ATTN: Ernest Marshall ESQ	113352
Radadia Inc.	115316
Ramm, Carl	114847
Ramm, Carl	114850
Salmons, Jerome C.	114226
Shahid, Joan	114873

E. Abated & Continued Cases

Abated Cases:

<u>Name</u>	<u>Case #</u>
Stasio, Joseph & Fanny	114643
Storch, TJ & Betty F.	115972
Storch, TJ & Betty F.	116231
Struble, Dale & Collins, Pamela	114028
Tamsar Enterprises Inc.	112597
Tomberlin, Theresa & Nathan	114681
Trymer, Irene ATTN: Daniel Trymer	114902
Tyner, Judith E.	115346
Walton, Sharon	113586
Walton, Sharon	113973
Watkins, William D.	114126
Williamson, Richard	115082
Wilson Jr., Harmon H.	114303
Zelazinski, Robert & Cristina	114013

Continued Cases:

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
Mitcheltree, Scott P. & April S.	111490	January 2012
Perez, Minerva	115087	January 2012
Perez, Minerva	115337	January 2012

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>
Adrian, Roger	114851	L. Knight		
Baylon, Isaac S.	114295	S. Phillips		
Grow Land LLC	111903	L. Knight		James Baird
Hodges, Kenneth Ray	113545	S. Phillips		
Hudec, James J. & Anna Joan	114837	S. Phillips		
Inglett, Robert E. & Easter J.	114833	L. Knight		
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115590	L. Knight		
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115591	L. Knight		
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115593	L. Knight		Joanna Coutu
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115596	L. Knight		Joanna Coutu
MLT Development Inc.	114011	S. Phillips		
Mofield, Barbara; Wood, Jacqueline; and Mofield, Michael D.	111453	L. Knight		James Baird Joanna Coutu
Peck, Zelphia	113888	S. Phillips		
Salmons Jr., Jerome DBA Wellaqua Co. **REPEAT VIOLATION**	114728	C. Lawrence		
Stasio, Joseph & Fanny	114642	S. Phillips		
Terraciano, John	114218	S. Phillips		

To Be Heard	Case #	Service Type	Officer
Adrian, Roger	114851	Certified Mail	Larry Knight

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
2925 W ANTIOCH LN LECANTO, FL 34461-	1	12/18/11	12/21/11

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 Article IV Section 20-41 of the Citrus County Code of Ordinances. To Wit: One (1) black Ford pickup, beige Honda Accord and a maroon Acura sedan.

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
Baylon, Isaac S.	114295	Posted Property & LGB	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
63 S J KELLNER BLVD BEVERLY HILLS, FL 34465-	1	12/18/11	12/21/11

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 Article IV Section 20-41 of the Citrus County Code of Ordinances. To Wit: One gray in color four door SUV with an expired tag dated 07/11 in the front of the residence.

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
Grow Land LLC	111903	Certified Mail	Larry Knight

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
641 E GULF TO LAKE HWY LECANTO, FL 34461-	2	12/18/11	11/16/11

Experts
James Baird

Nature of Violation Violation of the Land Development Code Section 2020; Failure to obtain necessary Development Orders. To Wit: Obtain appropriate ATF building, electric and mechanical permits.

1st Time Heard 11/16/11

1st Time Action Continued until 12/21/11

2nd Time Heard 12/21/11

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
Hodges, Kenneth Ray	113545	Posted Property & LGB	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
10338 E VICTORY LN INVERNESS, FL 34450-	1	12/18/11	12/21/11

Experts

Nature of Violation

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 pursuant to Article VI Section 20-61 of the Citrus County Code of Ordinances.

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
Hudec, James J. & Anna Joan	114837	Posted Property & LGB	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
95 S MONROE ST BEVERLY HILLS, FL 34465-	1	12/18/11	12/21/11

Experts

Nature of Violation

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 pursuant to Article VI Section 20-61 of the Citrus County Code of Ordinances.

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
Inglett, Robert E. & Easter J.	114833	Certified Mail	Larry Knight
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
4687 W OUTLAW CT HOMOSASSA, FL 34446-	1	12/18/11	12/21/11
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 Article III, Section 20-31(a) of the Citrus County Code of Ordinances. To Wit: Household garbage, furniture, plastic containers, metal shelving and miscellaneous junk.

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
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115590	Posted Property & LGB	Larry Knight

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11318 S ANN PT HOMOSASSA, FL 34448-	1	12/18/11	12/21/11

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 Article III, Section 20-31(a) of the Citrus County Code of Ordinances. To Wit: Lumber, tires, car parts, TVs, camper shells, furniture, household garbage and huge amounts of 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
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115591	Posted Property & LGB	Larry Knight
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11318 S ANN PT HOMOSASSA, FL 34448-	1	12/18/11	12/21/11
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 Article IV Section 20-41 of the Citrus County Code of Ordinances. To Wit: Black Dodge truck, white Chevrolet Blazer, white Ford Bronco, beige travel trailer and three (3) boats and 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
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115593	Posted Property & LGB	Larry Knight

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11318 S ANN PT HOMOSASSA, FL 34448-	1	12/18/11	12/21/11

Experts
Joanna Coutu

Nature of Violation

Violation of the Land Development Code Section 3131A(2); The mobile home located on the lot of record is the only residential structure permitted 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
Kuehner EST, Andrea Dale & Hall, Jason Leonard	115596	Posted Property & LGB	Larry Knight

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
11318 S ANN PT HOMOSASSA, FL 34448-	1	12/18/11	12/21/11

Experts
Joanna Coutu

Nature of Violation

Violation of the Land Development Code Section 4422E; Storage containers shall not be used as storage buildings, utility buildings or other such uses.

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
MLT Development Inc.	114011	Posted Property & LGB	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
9199 E RIVERBLUFF CT INVERNESS, FL 34453-	1	12/18/11	12/21/11

Experts

Nature of Violation

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 pursuant to Article VI Section 20-61 of the Citrus County Code of Ordinances.

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
Mofield, Barbara; Wood, Jacqueline; and Mofield, Michael D.	111453	Served @ 11/16/11 Hearing & Certified Mail	Larry Knight
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

6508 W ERLLEN LN
HOMOSASSA, FL 34446-

2

12/18/11

11/16/11

Experts

James Baird

Joanna Coutu

Nature of Violation

Violation of the Land Development Code Section 2020; Failure to obtain a Development Order for the installation of a mobile home.

1st Time Heard

11/16/11

1st Time Action

Guilty; continued until 12/21/11 and the Respondents are required to continue making substantial efforts to bring the property into compliance with all requirements. If measurable progress does not take place, a fine per day may be imposed.

2nd Time Heard

12/21/11

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
Peck, Zelphia	113888	Certified Mail	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
59 S COLUMBUS ST BEVERLY HILLS, FL 34465-	1	12/18/11	12/21/11

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 Article III, Section 20-31(a) of the Citrus County Code of Ordinances. To Wit: Household garbage, furniture, filing cabinet, cardboard boxes filled with unknown contents and other miscellaneous trash and debris in the front of the residence in view from the County ROW.

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
Salmons Jr., Jerome DBA Wellaqua Co. **REPEAT VIOLATION**	114728	Certified Mail	Claude Lawrence
Violation Address	# of Times on Agenda	Advertised	Original Hearing Date

2948 S PORTLAND TER
HOMOSASSA, FL 34448-

1

12/18/11

12/21/11

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 Article IV Section 20-41 of the Citrus County Code of Ordinances. To Wit: One (1) dark blue Oldsmobile van.

1st Time Heard

12/21/11

1st Time Action

First witnessed on 10/11/11. Previously adjudicated guilty on 6/17/09 & 2/17/10.

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
Stasio, Joseph & Fanny	114642	Posted Property & LGB	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
61 S LEE ST BEVERLY HILLS, FL 34465-	1	12/18/11	12/21/11

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 Article III, Section 20-31(a) of the Citrus County Code of Ordinances. To Wit: Household furniture, multiple plastic totes, car tires, pictures, wood pieces, metal items and other miscellaneous 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
Terraciano, John	114218	Certified Mail	Sam Phillips

Violation Address	# of Times on Agenda	Advertised	Original Hearing Date
7829 E WISP TRL INVERNESS, FL 34453-	1	12/18/11	12/21/11

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 Article III, Section 20-31(a) of the Citrus County Code of Ordinances. To Wit: Large amounts of household garbage, metal debris, plastic debris, newspapers, broken newspaper boxes, cans and broken tools.

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.

MICHELE L. LIEBERMAN, SPECIAL MASTER
CITRUS COUNTY
CODE COMPLIANCE HEARING

MICHAEL T. KOVACH JR., ALTERNATE SPECIAL MASTER
CITRUS COUNTY
CODE COMPLIANCE HEARING