

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

MINUTES

**WEDNESDAY, December 21, 2011 @ 9:00 A.M.
3600 W. Sovereign Path
Lecanto, Florida 34461**

Michele L. Lieberman, Special Master

A. Call to Order

Michele L. Lieberman called the Hearing to order at 9:02 a.m.

B. Pledge to Flag

Michele L. Lieberman opened with the Pledge of Allegiance.

C. Code Compliance Director, Kimberly Corbin, read the 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.

D. Approve minutes from November 16, 2011

Michele L. Lieberman approved the November Hearing minutes as written.

SPECIAL MASTER: Michele L. Lieberman

STAFF PRESENT: Code Officers –Larry Knight, Samantha Phillips

Land Development – Joanna Coutu

Building Division – Jim Baird, Stephanie Stevens

Recording Secretary, Cortney Marsh

Assistant County Attorney, Kerry Parsons

ALSO PRESENT: Deputy Jonathan Richey

E. Staff Update (Abated & Continued)

Code Compliance Director, Kimberly Corbin, did not read the following abated cases into the record as they were posted outside of the meeting room:

Abated Cases

Name	Case #
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
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
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

Code Compliance Director, Kimberly Corbin read the following continued case into the record:

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 (Listed in Alphabetical order)

Cases to be Heard:

<u>Name</u>	<u>Case #</u>	<u>Officer</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, Zelfhia	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	

Mofield, Barbara; Wood, Jacqueline; and Mofield, Michael D. Code Compliance Case No. 111453 Case 1

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

Code Officer Larry Knight testified that the initial application has been applied for but has not yet been issued due to the engineering not being completed.

Jim Baird, Building Division Director, testified that a permit was applied for; however, it has been denied. The Department of Motor Vehicles completed an inspection approximately two (2) weeks ago and stated that engineering will be necessary because the structure was modified from its original condition.

Joanna Coutu, Land Development Principal Planner, testified that for the mobile home to remain where it is a variance would be necessary; however, the building issues would need to be handled prior to this process because if the mobile home does not pass inspection, a permit would not be able to be issued regardless of a variance being granted.

The Respondent, Jacqueline Wood, was present and testified that she is awaiting a response from the Housing Authority to attempt to receive some financial assistance. She spoke with an engineer that quoted her a price of \$400.00 to complete the plans and is unable to afford that at this time.

Special Master Order: Respondents remain in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for failure to obtain a Development Order for the installation of a mobile home.

The Respondents can abate the violation by obtaining Development Order(s) or removing the structure(s) from the property.

This matter is continued until January 18, 2012. 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. Respondents shall be responsible to pay all costs required by County ordinance or regulation, which the County may file as a lien of record.

Grow Land LLC Code Compliance Case No. 111903 Case 2

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.

The Respondent was not present despite being notified via Certified Mail.

Code Officer Larry Knight testified that the Respondent has applied for a permit on November 18, 2011 but it has not been issued.

Jim Baird, Building Division Director, testified that he met with Mr. Grow and a permit for a remodel to the existing building was applied for; however, a few building and fire deficiencies were noted and relayed to the property owner. Mr. Grow brought in a floor plan and that is how they determined what changes were made. The remodeling that requires a permit consists of framing, drywall, lighting, and a wall that was added in the back.

Stephanie Stevens, Building Division Construction/Development License Inspector, submitted photographs that she took of the remodeling and testified that the photographs depict new framing, drywall, a new wall, and new lighting.

Special Master Order: Respondent is in violation of Citrus County Land Development Code Section 2020 “Development Orders Required” for failure to obtain Development Orders.

The Respondent can abate the violation by obtaining Development Order(s) or removing the structure(s) from the property.

The Respondent is granted sixty (60) days from the date of the order to abate the violation. 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 Grow Land LLC. The County Attorney’s Office may seek foreclosure or money judgment on any unpaid lien of record three months from the date of first recording. Respondent shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Kuehner EST, Andrea Dale & Hall, Jason Leonard Code Compliance Case No. 115590 Case 3

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 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: Lumber, tires, car parts, TVs, camper shells, furniture, household garbage and huge amounts of miscellaneous junk and debris.

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Larry Knight testified that his initial inspection was conducted on October 26, 2011. Upon inspection on December 19, 2011 there did not appear to be any significant change on the cleanup of the property and there were additional items, such as a refrigerator, that were not on the property upon the initial inspection. Contact has been made with the property owner on several occasions and he is aware of the violation and what is necessary to correct it.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, 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: Lumber, tires, car parts, TVs, camper shells, furniture, household garbage and huge amounts of miscellaneous junk and debris.

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 are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Andrea Dale Kuehner EST & Jason Leonard 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. Respondents shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Kuehner EST, Andrea Dale & Hall, Jason Leonard Code Compliance Case No. 115591 Case 4

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. To Wit: Black Dodge truck, white Chevrolet Blazer, white Ford Bronco, beige travel trailer and three (3) boats and trailers

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Larry Knight testified that his initial inspection was conducted on October 26, 2011. Upon inspection on December 19, 2011 one (1) vehicle has been removed from the property; however, there was an additional broken down motorcycle and an unlicensed trailer with two (2) personal watercrafts on the property as well as an unlicensed travel trailer with someone residing in it. Contact has been made with the property owner on several occasions and he is aware of the violation and what is necessary to correct it.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, 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: Black Dodge truck, white Chevrolet Blazer, white Ford Bronco, beige travel trailer and three (3) boats and trailers."

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

The Respondents are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Andrea Dale Kuehner EST & Jason Leonard 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. Respondents shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Kuehner EST, Andrea Dale & Hall, Jason Leonard Code Compliance Case No. 115593 Case 5

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.

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Larry Knight testified that his initial inspection was conducted on October 26, 2011. Upon inspection on December 19, 2011 the construction trailer remains on the property without a Development Order. The trailer does not meet the criteria for living space. Contact has been made with the property owner on several occasions and he is aware of the violation and what is necessary to correct it.

Joanna Coutu, Land Development Principal Planner, testified that the County has permitted a singlewide 1997 mobile home on the property. The property is Coastal Lakes Residential, which means they can't subdivide, can't have another unit there and can't have the storage trailer on the property.

Special Master Order: Respondents are in violation of Citrus County Land Development Code Section 3131(A) (2) "Mobile Homes within Mobile Home Prohibited Land Use Districts". The mobile home on the lot of record is the only residential structure permitted on the property.

The Respondents can abate the violation by removing the structure(s) from the property.

The Respondents are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Andrea Dale Kuehner EST & Jason Leonard 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. Respondents shall be responsible to

pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Kuehner EST, Andrea Dale & Hall, Jason Leonard Code Compliance Case No. 115596 Case 6

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.

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Larry Knight testified that his initial inspection was conducted on October 26, 2011. Upon inspection on December 19, 2011 the storage container remains on the property and is not allowed to be there. Contact has been made with the property owner on several occasions and he is aware of the violation and what is necessary to correct it.

Joanna Coutu, Land Development Principal Planner, testified that the property is Coastal Lakes Residential, which means they can't subdivide, can't have another unit there and can't have the storage trailer on the property.

Special Master Order: Respondents are in violation of Citrus County Land Development Code Section 4422(E) "Storage Building, Utility Building, Greenhouse". Storage containers shall not be used as storage buildings, utility buildings or other such uses.

The Respondents can abate the violation by removing the structure(s) from the property.

The Respondents are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Andrea Dale Kuehner EST & Jason Leonard 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. Respondents shall be responsible to pay all costs required by County ordinance or regulation. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Terraciano, John Code Compliance Case No. 114218 Case 7

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 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: Large amounts of household garbage, metal debris, plastic debris, newspapers, broken newspaper boxes, cans and broken tools

The Respondent was not present despite being notified via Certified Mail.

Code Officer Samantha Phillips testified that her initial inspection was conducted on September 30, 2011. Contact has been made with Anthony, the brother of the property owner, who resides on the property. Contact was made with Social Services and they have provided a construction dumpster, which is now full. Upon inspection on December 20, 2011, there appears to be at least two (2) more dumpsters of debris on the property.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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: Large amounts of household garbage, metal debris, plastic debris, newspapers, broken newspaper boxes, cans and broken tools."

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 is granted sixty (60) days from the date of the order to abate the violation. 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 John Terraciano. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Stasio, Joseph & Fanny Code Compliance Case No. 114642 Case 8

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 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: Household furniture, multiple plastic totes, car tires, pictures, wood pieces, metal items and other miscellaneous trash and debris.

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Samantha Phillips testified that her initial inspection was conducted on October 6, 2011. Contact was made with Mr. Stasio; however, there has been little to no progress on the abatement of the violation. As of December 20, 2011, there have been additional items added to the side of the property.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, 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: Household furniture, multiple plastic totes, car tires, pictures, wood pieces, metal items and other miscellaneous trash and debris."

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 are granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$500.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Joseph A. & Fanny Stasio. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Peck, Zelfia Code Compliance Case No. 113888 Case 9

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 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: 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.

The Respondent was not present despite being notified via Certified Mail.

Code Officer Samantha Phillips testified that her initial inspection was conducted on September 16, 2011. The property is occupied by a tenant. Contact has been made with Ms. Peck and she is in the process of evicting the tenants and has been denied access to the property.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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: 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."

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 is granted sixty (60) days from the date of the order to abate the violation. 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 Zelfhia Peck. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

MLT Development Inc. Code Compliance Case No. 114011 Case 10

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.

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Samantha Phillips testified that her initial inspection was conducted on September 30, 2011. Upon inspection on December 20, 2011, the property remains in violation, there has been no contact with the property owners and the house appears vacant.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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 is granted thirty (30) days from the date of the order to abate the violation. 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 MLT Development Inc. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Inglett, Robert E. & Easter J. Code Compliance Case No. 114833 Case 11

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 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: Household garbage, furniture, plastic containers, metal shelving and miscellaneous junk.

The Respondents were not present despite being notified via Certified Mail.

Code Officer Larry Knight testified that his initial inspection was conducted on October 13, 2011. Contact has been made with the property owner on several occasions. Upon inspection on December 19, 2011, several items in violation remain on the property.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, 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: Household garbage, furniture, plastic containers, metal shelving and miscellaneous junk.”

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 are granted thirty (30) days from the date of the order to abate the violation. 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 Robert E. & Easter J. Inglett. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Adrian, Roger Code Compliance Case No. 114851 Case 12

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. To Wit: One (1) black Ford pickup, beige Honda Accord and a maroon Acura sedan.

The Respondent was not present despite being notified via Certified Mail.

Code Officer Larry Knight testified that his initial inspection was conducted on October 14, 2011. Upon inspection on December 19, 2011, the Honda Accord has been removed; however, the Ford pickup and the Acura sedan remains on the property. Contact has been made several times with Mr. Adrian explaining the violation and how to abate it and each time contact was made, Mr. Adrian stated the items would be removed.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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: One (1) black Ford pickup and a maroon Acura sedan.”

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

The Respondent is granted thirty (30) days from the date of the order to abate the violation. 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 Roger Adrian. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Baylon, Isaac S. Code Compliance Case No. 114295 Case 13

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. To Wit: One (1) gray in color four door SUV with an expired tag dated 07/11 in the front of the residence.

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Samantha Phillips testified that her initial inspection was conducted on September 27, 2011. Upon inspection on December 20, 2011, the vehicle remains on the property with an expired tag. No contact has been made with the property owner regarding this violation.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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: One (1) gray in color four door SUV with an expired tag dated 07/11 in the front of the residence."

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

The Respondent is granted thirty (30) days from the date of the order to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$350.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Isaac S. Baylon. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Hodges, Kenneth Ray Code Compliance Case No. 113545 Case 14

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.

The Respondent was not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Samantha Phillips testified that her initial inspection was conducted on September 13, 2011 which shows a large uprooted tree in the front yard. Upon inspection on December 20, 2011, the property remains in violation. There has been no contact with the property owner and the home is vacant.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, 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 is granted thirty (30) days from the date of the order to abate the violation. 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 Kenneth Ray Hodges. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Hudec, James J. & Anna Joan Code Compliance Case No. 114837 Case 15

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.

The Respondents were not present despite being notified via posting the property and the Lecanto Government Building.

Code Officer Samantha Phillips testified that her initial inspection was conducted on October 14, 2011. As of December 20, 2011, the property remains in violation, there has been no contact with the property owner and the home is vacant.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, 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 Respondents can abate the violation by maintaining weeds/grass and undergrowth to a height of less than 18” and remove accumulation of vegetative matter.

The Respondents are granted thirty (30) days from the date of the order to abate the violation. 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 James J. & Anna Joan Hudec. 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. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

Salmons Jr., Jerome DBA Wellaqua Co. Code Compliance Case No. 114728 Case 16

****REPEAT VIOLATION****

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. To Wit: One (1) dark blue Oldsmobile van.

This case was tabled by Kimberly Corbin until January 18, 2012 due to the officer’s absence.

G. Other Business

H. Adjourn 10:10 a.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.

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