

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
MINUTES
WEDNESDAY, July 21, 2010 @ 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 9:03 a.m.

B. Pledge to Flag

Michele L. Lieberman opened with the Pledge of Allegiance.

C. Code Compliance Manager, 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 June 16, 2010

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

SPECIAL MASTER: Michele L. Lieberman

STAFF PRESENT: Code Compliance Manager, Kimberly Corbin

Code Officers – Marian Rogers, Larry Knight, Donald Hauf, Jr., George Pierson, Jr., Daniel Wilson

Community Development – Joanna Coutu

Building Division – Mike Huard

Utilities – Deborah Velez

Recording Secretary, Cortney Marsh

Assistant County Attorney, Gregg Brennan

ALSO PRESENT: Deputy Travis Haynes

E. Staff Update (Abated & Continued)

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

Abated Cases

<u>Name</u>	<u>Case #</u>
Anderson, Karen & Amaturro, Charles	92133
Anger, Susan H.	92220
Azzariti, William	91382
Bank of New York Trustee Attn: Smith Hiatt & Diaz PA	93299
Bank of New York Trustee Attn: Smith Hiatt & Diaz PA	93300
Barber, Joshua Saul & Tecchio, Joyce	90567
Batz, Joan P.	93627
Beamesderfer, Dawson E. & Sandra	92852
Beamesderfer, Dawson E. & Sandra	92500
Britton, Thomas J. & Danette S.	93542
Bryant, Trustees, VR & DE	90038
Bryant, Trustees, VR & DE	90039
Caldwell, Robert G. & Kimberly V.	92269
Canine Cats and Critters	92046
Canton Real Estate Investment LLC	93620
Canton Real Estate Investment LLC	93615
Canton Real Estate Investment LLC	93336
Case, Kelleen Raye	91907
Cason, William & Cynthia	91922
Casper, David G. & Sarah J.	92565
Chase Home Finance LLC	92846
Chowdhury, Dalia & Rahman, Arifur	93301
Costales, Melanie P.	92259
Crabtree, Trustee, Deborah	92274
Crisp, Donald Carey & Vianna Carol	91223
Daigneau, Stacey J. & Jaime D.	92273
Davison, William & Joanne	93612
Deren Family Trust	93567
Desmond, Jill	89574
Deutsche Bank Trust Co. Americas	89362
Doran II, Robert J.	92103
Dumal, Agnes	91215
Emswiler, Ralph & Roxanne	93097
Escue, Thomas & Abba	92527
Escue, Thomas & Abba	92528
Estafanous, Nash	91070
Ferdowski, Mohammad E. & Blanca I.	92260
Florida Title Company	92370
Foster, Linda S.	92580
Fox, Daniel	92056

Abated Cases Cont.

Freeman, Henry B. & Veronica K.	92892
French, Thomas E. & Suzanne E.	91213
French, Thomas E. & Suzanne E.	91352
Frier Finance Inc	91872
Gaskins, John D., Nissa D., John L. and Rita	92021
Gaskins, John D., Nissa D., John L. and Rita	92030
Greenleaf, Diana L.	92477
Griffin, Kenneth & Tammie	92270
Haggerty, Clarence P. & Joyce	93381
Haggerty, Clarence P. & Joyce	93382
Hibbard, Richard K. & Brooke A.	92712
Hibbard, Richard K. & Brooke A.	92175
Hodges, Richard K. & Valerie L.	92158
Holder, James & Laurene/BAC Home Loans Servicing LP	92636
Home Solutions Partners II REO LLC	91339
Hughes, Christopher A. & Emma R.	93531
Johnson, Gayle S. & Merle G. & Robin J. Strickland	89727
Jones Family Trust, Patricia J. Jones, Trustee	92268
Kemper III, William B.	92581
Kennedy Jr., William O.	93827
King, Danielle	91946
Kwiecienski, Richard E. & Lorraine B.	93278
LaBorde, John Edward	92588
Lathers, Lawrence	93572
Layman 3rd, Fredrick B.	92271
Layman Jr., Fred B.	92272
Lecouris, Victor L.	93265
Lecouris, Victor L.	92621
Mahatcek, William H.	91967
Maynard, Donald C. & Donna J.	93758
Maynard, Donna J.	92710
McIntyre, Harold J. & Yvette B.	92263
McKelvey, John P.	93147
McKenna Plant Hire Oxford LTD	93528
McKenna Plant Hire Oxford LTD	92969
Methvin, Neil Andrew	88939
Miedema, Rod & Tracy	93757
Moore, Leland J. & President, Skyler M.	91824
Mortgage Investors Corp	92475
Oliver, Sadie & Carvelle, Sarah & Oliver, Jere C.	92014
Orlando, Claudio	92107

Abated Cases Cont.

Orsic, George M. Sr.	91489
Parker, Russell & Donna L.	92203
Parker, Russell & Donna L.	92473
Perkins, Larry	91938
Peters, David A.	92847
Ramm, Carl J. & Dawn H.	93773
Rankin, Judith Attn: Judith Smith	92265
Register, John L. & Burma G.	89963
Richard, Rene W.	92135
Ripley, Daniel R.	92421
Ripley, Daniel R.	92422
Ripley, Daniel R.	92423
Robinson, William J. & Watson, Tami Jo	91148
Rodriguez, Laura	92066
Ryals, Charles & Rosemary	92840
Sandora, Jerry & Ellis, Renee	81236
Sarvis, Ester	93316
Scalzi, Timothy & Karen	92261
Schonbrun, Harvey Trustee	89359
Schrantz, Kevin	93208
Schweighart, Gregory & Stella	89140
Seymour, Michael J.	92266
Simon, Diane L.	88953
Sternberg, James D. & Candice K.	92208
Sternberg, James D. & Candice K.	92197
US 19 & 98 Acquisitions LLC	91937
Valeri, Angela M.	92353
Valeri, Angela M.	92354
Valeri, Angela M.	92355
Vernon, Betty Jo & Tanner, Doris Mae	93681
Wagner, Donald A.	92036
Wagner, Elmer R. & Sue C. Dent	92102
Wagner, Elmer R. & Sue C. Dent	92104
Washer, Wayne C. & Richard	92652
Weddle, Lenvil R & Norma J Attn Debora Fonseca	93028
Whetstone Development Corp.	91785
Wileman, Michael L. & Mary A.	91892
Wille, Michael E. Attn: Cheyenne	93751
Williams, Edward W. & Kellie J.	92997
Williamson, Frank Lloyd & Dorothy E. Trustees	92619
Williamson, Frank Lloyd & Dorothy E. Trustees	92446
Woodfin, Aaron T.	93267
Worrall, George W. & Charlotte G.	92262

Abated Cases Cont.

Yates Estate, Phyllis Attn: Floreda A Tyler King	94998
Zellner, John A.	92326
Zellner, John A.	92223

Code Compliance Manager, Kimberly Corbin read the following continued cases into the record:

Continued Cases

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>
Arms, Rob A. & Beth A.	92176	August 2010
Calvary Christian Center, Assembly of God of Citrus County Inc.	92267	August 2010
Cox, Leslie H.	92061	August 2010
Hope EST, Virginia M.	91934	August 2010
Kennedy Jr., William O.	93829	August 2010
Kennedy Jr., William O.	93830	August 2010
Schonbrun, Trustee, Harvey	89358	August 2010
Adkins, Kenneth R.	91775	September 2010
Adkins, Kenneth R.	91774	September 2010
Green Tree Servicing LLC/ CT Corporation System R.A.	91834	September 2010
Green Tree Servicing LLC/ CT Corporation System R.A.	91962	September 2010
Myers, William F. & Bonnie F.	92258	November 2010

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>
Beach, Tami H.	82032	M. Rogers	Jim Baird
Bell, Stewart W.	93315	M. Rogers	
Breault, Ann C T	92856	D. Hauf	
Cason, William & Cynthia	91921	L. Knight	
Croft, Wanda	92508	L. Knight	
Croft, Wanda	92509	L. Knight	
Denny, Michael J.	90835	D. Hauf	
Durham-Zaneri, Sandra	0909-84431	M. Rogers	Deborah Velez
Freeman, Henry B. & Veronica K.	92828	G. Pierson	Jim Baird Joanna Coutu
Lambert ET AL, Walter F.	93340	D. Hauf	
McKelvey, John P.	92343	L. Knight	Jim Baird Joanna Coutu

Cases to be Heard Cont.

Mortgage Investors Corp	92627	M. Rogers	
Parker, Bobby & Myrtice	86982	D. Wilson	
Parker, Bobby & Myrtice	89223	D. Wilson	
Schroyer, Bernard	92348	M. Rogers	
Stickland, Clifton & Suzan M. / David W. Sliger et al	93140	M. Rogers	Joanna Coutu
Taylor, Jessica A.	93196	D. Hauf	
Williams, Wanda C.	92275	M. Rogers	Deborah Velez
Wilson, Tracy W. & Imelda P.	91873	L. Knight	

Freeman, Henry B. & Veronica K. Code Compliance Case No. 92828 Case 1

Nature of Violation: Violation of Land Development Code 2020; failure to obtain a Development Order for: smokehouse, carport, carport attached to residence, detached garage, awning attached to detached garage, utility shed attached to detached garage, screen porch, boat dock.

Code Officer George Pierson testified that permit applications were submitted on July 19, 2010 by the Respondents. He testified that Mr. Freeman has been extremely cooperative from the beginning of the investigation. The engineer submitted the porch size incorrectly to the County which is causing a delay.

Mike Huard, Building Division Plans Examiner, testified that the plans have not been reviewed by him yet but as soon as they are he will relay any corrections that need to be made to the Respondent immediately.

Respondent, Henry Freeman, was present and testified that he's doing what needs to be done and will be meeting with the engineer at the Lecanto Government Building today and he just needs a little more time to complete the process and achieve compliance.

Special Master Order: Respondents are in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for failure to obtain a Development Order for: smokehouse, carport, carport attached to residence, detached garage, awning attached to detached garage, utility shed attached to detached garage, screen porch.

The Respondents can abate the violation by removing the structures from the property or obtaining the proper Development Orders.

This matter will be continued until August 18, 2010. 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.

Beach, Tami Code Compliance Case No. 82032 Case 2

Nature of Violation: Failed compliance inspection on permits 200905623, 200905624, and 200905132, failure to pick up permit 200905625 in violation of Citrus County Land Development Code 2020.

Code Officer Marian Rogers testified that all of the permits are after-the-fact permits and that building inspector Kevin Morgan conducted an inspection on July 20, 2010; however, his notes were not updated in Hansen.

Mike Huard, Building Division Plans Examiner, testified that the Respondent must pay the permit fees for permit number 2009-05625. The corrections need to be made to the other three (3) permits and final inspections obtained in order to abate the violation.

Respondent, Tami Beach, was present and testified she received a letter in September 2009 from the Department of Development Services stating that the Code Compliance case would be on hold until February 2010 and she was under the impression that they didn't have to obtain the final inspections or purchase the other permit due to the letter; however, she is willing to complete what is necessary to achieve compliance. Ms. Beach stated that her engineer, Chris Donnelly, needed to verify which screws were used for the screen room and that Mr. Donnelly was in the process of researching his records for this information. Ms. Beach stated that the pool inspection failed due to an issue with the wiring and her fiancé has a call in to Mr. Morgan to inquire as to exactly what needs to be completed for this to pass inspection.

Joanna Coutu, Community Development Principal Planner, testified that building inspector Kevin Morgan only inspected permit number 2009-05132 for the pool on July 20, 2010 and the inspection failed. The other two (2) permits have not had another final inspection scheduled.

Special Master Order: Respondent is in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for failed compliance inspections on permits 2009-05623, 2009-05624 and 2009-05132 and failure to pick up permit 2009-05625.

The Respondent can abate the violation by removing the structures from the property or obtaining the proper Development Orders.

The Respondent is granted sixty (60) days from July 21, 2010 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 Tami H. Beach. 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.

Durham-Zaneri, Sandra Code Compliance Case No. 0909-84431 Case 3

Nature of Violation: All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations pursuant to Section 42-39(b), Citrus County Code of Ordinances.

The Respondent, Sandra Durham-Zaneri, was present and testified that she has a buyer for the property who has signed an offer on July 17, 2010 which gives him 30 days to complete his due diligence. The proposed buyer is working with the Small Business Administration. She stated that the buyer is aware of the violation and has been in contact with the Health Department regarding the issue. She asked for a 60 day continuance for the closing process to proceed.

Deborah Velez, Utility Review Coordinator, Citrus County Utilities testified that she received an e-mail on July 21, 2010 from the Respondent stating that she has a buyer for the property.

Special Master Order: Respondent remains in violation of Citrus County Code of Ordinances, Section 42-39(b), “All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations: pursuant to Section 42-39(b), Citrus County Code of Ordinances.”

The Respondent can abate the violation by connecting to the on-site potable water system or receiving a waiver for connection.

This matter is continued until September 15, 2010. The Respondent must provide Deborah Velez, Utility Review Coordinator, Citrus County Utilities with the buyer’s information.

Breault, Ann C T Code Compliance Case No. 92856 Case 4

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: plastic, wooden and paper trash and junk.

Code Officer Donald Hauf, Jr. testified that there has been some improvement over the last 2.5 months and he met with Ms. Breault yesterday, July 20, 2010, at the site to inform her of what needed to be removed.

The Respondent, Ann C T Breault, was present and testified that she is working to achieve compliance on her own despite her financial hardships. There is a tenant residing at the property and he has not worked with her to achieve compliance.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: plastic, wooden & paper trash & junk."

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

The Respondent is granted sixty (60) days from July 21, 2010 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 Ann C T Breault. 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.

Williams, Wanda C. Code Compliance Case No. 92275 Case 5

Nature of Violation: All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations pursuant to Section 42-39(b), Citrus County Code of Ordinances.

The Respondent was not present despite being notified via certified mail.

Deborah Velez, Utility Review Coordinator, Citrus County Utilities testified that certified mail return receipt was signed for on July 17, 2008, notifying the Respondents of the ordinance and requirement to connect to the water system. She has had no contact with the property owner. Utilities staff was sent to the property on July 15, 2010 to see if any progress was being made. There were ditches dug and lines in the ditches that were not connected. A permit was applied for in 2009 but no further progress has been made. The door was tagged with a request to contact the Utilities Department but no contact has

been made. A water line is available in the area and Citrus County Utilities has the ability to service the property.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, Section 42-39(b), “All buildings served by on-site potable water systems, except approved community water systems as defined in F.A.C. 62-550.200 (7), developed under the provisions of law & administrative rules, must connect to & utilize potable water from a publicly owned or investor owned permitted central water system within 365 days after notification by the publicly owned or investor owned water system that such a system is available. However, a publicly owned or investor owned central water system may, with the approval of the department, waive the requirement of compulsory connection to the system if it determines that such connection is not required in the public interest due to financial or public health considerations: pursuant to Section 42-39(b), Citrus County Code of Ordinances.”

The Respondents can abate the violation by connecting to the on-site potable water system or receiving a waiver for connection.

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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Wanda C. Williams. 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.

McKelvey, John P. Code Compliance Case No. 92343 Case 6

Nature of Violation: Violation of Land Development Code 2020; failure to obtain Development Orders for concrete around the house, garage & for the shed on the dog pen.

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

Code Officer Larry Knight testified that all of the permits are after-the-fact permits for the concrete only and not for any structures. He stated that the property owner’s girlfriend picked up the necessary paperwork to apply for the permit but the property owner is out of town and he has to sign for the permit. The Respondent stated that he will do so when he gets back in town within the next 7 – 10 days.

Joanna Coutu, Community Development Principal Planner, testified that she doesn’t believe there will be any ISR (Impervious Surface Ratio) issues.

Special Master Order: Respondent is in violation of Citrus County Land Development Code Section 2020 “Development Orders Required” for failure to obtain Development Order for concrete around the house, garage & for the shed on the dog pen.

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

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 John P. McKelvey. 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.

Stickland, Clifton & Suzan M. & Sliger ET AL, David W. Code Compliance Case No. 93140 Case 7

Nature of Violation: Lot clearing and tree removal without a valid Citrus County Development Order in violation of Citrus County Land Development Code 2020.

The Respondents were not present despite being notified via certified mail.

Code Officer Marian Rogers testified that she received a letter from the Respondents stating that the power company caused the tree removal but the Respondents have not made contact with the County by any other avenue.

Joanna Coutu, Community Development Principal Planner, testified that she has looked at previous aerials and the property was wooded and unclear. She stated that the power company does not clear private property. The Respondents would need to obtain an after-the-fact development order for tree removal which is more costly but simple to obtain.

Special Master Order: Respondents are in violation of Citrus County Land Development Code Section 2020 "Development Orders Required" for lot clearing and tree removal without a valid Citrus County Development Order.

The Respondents can abate the violation by obtaining the proper Development Orders.

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 Clifton L. & Suzan M. Stickland & David W. Sliger ET AL. 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.

Parker, Bobby & Myrtice Code Compliance Case No. 86982 Case 8

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: four boats on the ground, two truck caps, a pile of old tires, three riding lawn mowers, wheel barrows, and other junk and debris.

The Respondents were not present despite being notified via certified mail.

Code Officer Daniel Wilson testified that the Respondents were making substantial progress until June but they have slowed down in the last six (6) weeks. He has spoken with both Respondents on several occasions to explain what needs to be completed to abate the violation.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: four boats on the ground, two truck caps, a pile of old tires, three riding lawn mowers, wheel barrows and other junk & debris."

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

The Respondents are 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 \$350.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Bobby & Myrtice Parker. 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.

Parker, Bobby & Myrtice Code Compliance Case No. 89223 Case 9

Nature of Violation: It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway, Citrus County Code of Ordinances, Section 20-41. To Wit: The following vehicles do not have a current registration: a white Chevy van, a red Chrysler, a white Ford pickup truck, a boat trailer, a yellow Chevy Monte Carlo, a Ford pickup truck, a blue Cadillac, a red Ford pickup truck, a Ford van, a white Ford pickup truck and a silver Ford pickup truck.

The Respondents were not present despite being notified via certified mail.

Code Officer Daniel Wilson testified that the Respondents started with 11 vehicles & one (1) boat and currently have three (3) vehicles & one (1) boat with a trailer that are currently not registered. One of the vehicles has a current tag but is inoperable.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation 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: the following vehicles do not have a current registration: a white Chevy van, a red Chrysler, a white Ford pickup truck, a boat trailer, a yellow Chevy Monte Carlo, a Ford pickup truck, a blue Cadillac, a red Ford pickup truck, a Ford van, a white Ford pickup truck & a silver Ford pickup truck."

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 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 \$350.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Bobby & Myrtice Parker. 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.

Bell, Stewart W. Code Compliance Case No. 93315 Case 10

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: household garbage, buckets, wood and miscellaneous junk and debris.

The Respondent was not present despite being notified via certified mail.

Code Officer Marian Rogers testified that upon her inspection on June 8, 2010 all of the household garbage was removed but as of July 19, 2010 all of the other items remained on the property. There are tenants that reside on the property and there has been no contact with the property owner.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: buckets, wood & miscellaneous junk & debris."

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

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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Stewart W. Bell. 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.

Schroyer, Bernard Code Compliance Case No. 92348 Case 11

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: household garbage, tarps, metal, tires, old buckets and miscellaneous junk and debris.

The Respondent was not present despite being notified via certified mail.

Code Officer Marian Rogers testified that there has been no change to the property and no contact with the property owner.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household garbage, tarps, metal, tires, old buckets & miscellaneous junk & debris."

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

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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Bernard Schroyer. 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.

Mortgage Investors Corp./Hurley, Linda Code Compliance Case No. 92627 Case 12

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: household garbage, computers, old pvc pipes, car seats, duct work, old bicycles, toilet, TV and miscellaneous junk and debris.

The Respondent was not present despite being notified via certified mail.

Code Officer Marian Rogers testified that public record shows a final judgment of foreclosure recorded on February 19, 2010; however, the property appraiser records indicate Linda S. Hurley as the current property owner of record. The property was scheduled for auction but the auction was then cancelled. She spoke with Ms. Hurley on July 19, 2010 who stated that she was moving back into the residence.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household garbage, computers, old pvc pipes, car seats, duct work, old bicycles, toilet, TV & miscellaneous junk & debris."

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

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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Linda S. Hurley. 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.

Denny, Michael J. Code Compliance Case No. 90835 Case 13

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: household garbage, plastic, wooden and paper trash and junk.

The Respondent was not present despite being notified via certified mail.

Code Officer Donald Hauf, Jr. testified that the property appears vacant, there has been no contact with the property owner and there has been no change to the property.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household garbage, plastic, wooden and paper trash and junk.

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

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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Michael J. Denny. 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.

Lambert ET AL, Walter F. Code Compliance Case No. 93340 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, pursuant to Article VI Section 20-61 of the Citrus County Code of Ordinances.

The Respondents were not present despite being notified via certified mail.

Code Officer Don Hauf, Jr. testified that there has been no contact with the property owners and the residence appears to be 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 \$250.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Walter F. Lambert ET AL. 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.

Taylor, Jessica A. Code Compliance Case No. 93196 Case 15

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: household garbage, household furniture, mattresses, plastic, wooden and paper trash and junk.

The Respondent was not present despite being notified via certified mail.

Code Officer Donald Hauf, Jr. testified that he has spoken to Ms. Taylor several times regarding what needed to be removed to abate the violation. There has been no change to the property.

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: household garbage, household furniture, mattresses, plastic, wooden & paper trash & junk."

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

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 \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Jessica A. Taylor. 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.

Cason, William & Cynthia Code Compliance Case No. 91921 Case 16

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: barrels, tarps, coolers, furniture, lawn mowers, plastic containers, household garbage and large amounts of miscellaneous junk.

Code Officer Larry Knight testified that Mr. Cason contacted him on July 14, 2010 and stated he would be cleaning the property on July 19 & July 20, 2010. Mr. Knight testified that very little progress has been made to abate the violation.

The Respondents were not present despite being notified via certified mail.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: barrels, tarps, coolers, furniture, lawn mowers, plastic containers, household garbage & large amounts of miscellaneous junk."

The Respondents can abate the violation by removing the junk & 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 \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of William & Cynthia Cason. 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.

Croft, Wanda Code Compliance Case No. 92508 Case 17

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: large amounts of household garbage.

Code Officer Larry Knight testified that he spoke to the tenant, who is the property owner's son-in-law, who stated that they would clean up the property. Mr. Knight

testified that some of the garbage has been cleaned up & placed on the trailer but there has been very little progress.

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

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: large amounts of household garbage."

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

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 Wanda Croft. 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.

Croft, Wanda Code Compliance Case No. 92509 Case 18

Nature of Violation: It shall be a violation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property, street or highway, Citrus County Code of Ordinances, Section 20-41. To Wit: green Oldsmobile 88.

Code Officer Larry Knight testified that the vehicle was still present on the property upon inspection on July 20, 2010.

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

Special Master Order: Respondent is in violation of Citrus County Code of Ordinances, Section 20-41, "It shall be a violation 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: green Oldsmobile 88."

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

The Respondent 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 Wanda Croft. 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.

Wilson, Tracy W. & Imelda P. Code Compliance Case No. 91873 Case 19

Nature of Violation: It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property, Citrus County Code of Ordinances, Section 20-31(a). To Wit: plastic containers, tv satellite dish, car battery, cooler and household garbage.

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

Code Officer Larry Knight testified that the property is vacant, there has been no contact with the property owner and there has been no change in the condition of the property.

Special Master Order: Respondents are in violation of Citrus County Code of Ordinances, Section 20-31(a), "It shall be a violation to permit, cause or have an accumulation of abandoned property, junk & debris (as defined) on the above property. To Wit: plastic containers, tv satellite dish, car battery, cooler & household garbage."

The Respondents can abate the violation by removing the junk & 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 Tracy W. & Imelda P. Wilson. 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.

G. Other Business

Mr. Charles Cronce asked to address Special Master Lieberman in reference to Code Compliance Cases 89881 & 89807 that were heard by her on May 19, 2010. Mr. Cronce was sworn in and stated to Ms. Lieberman that he would like someone who was unbiased to inspect his property. He stated that the sixty (60) days that she granted him have passed and that he was not in compliance.

Ms. Lieberman suggested that if he has a problem with the Code Compliance Division that he should follow the chain of command and speak with someone above the Division about his issue.

Mr. Cronce stated that he has already spoken with Mr. Eber Brown, County Administrator Brad Thorpe and Commissioner John Thrumston. He asked with he could receive a variance to use a vehicle as storage and Ms. Lieberman suggested that he contact Community Development regarding that issue.

H. Adjourn 10:55 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