

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

**AGENDA**

**Wednesday, May 16, 2012 @ 9:00AM  
3600 W. Sovereign Path  
Lecanto, Florida 34461**

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

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**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 April 18, 2012**

**E. Staff Update (Abated & Continued)**

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

**G. Other Business**

**H. Adjourn**

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**E. Abated & Continued Cases**

**Abated Cases:**

| <u>Name</u>                                    | <u>Case #</u> |
|------------------------------------------------|---------------|
| Aceto, Tony Frank & McCormack, Richard Wayne   | 120406        |
| Aceto, Tony Frank & McCormack, Richard Wayne   | 120407        |
| Altman, Marc I.                                | 119826        |
| Ambrose, Janice                                | 120935        |
| Andersen, John                                 | 120199        |
| Andrews, Charles F. & Magdaline G.             | 119583        |
| Batz, Joan P.                                  | 120260        |
| Beach, Tami H.                                 | 119196        |
| Caputo, Sandra C.                              | 120225        |
| Cotton, Raymond D. & Karen L.                  | 119327        |
| Cotton, Raymond D. & Karen L.                  | 119328        |
| Crowe, Razhiel                                 | 119776        |
| Elbie G. Hoover Living Trust                   | 121413        |
| Evarts, Henry B. & Donna June                  | 120339        |
| Evarts, Henry B. & Donna June                  | 120343        |
| Fernandez, Blanca N.                           | 120279        |
| Frischmann, Suzanne & Jane F. ATTN:<br>Orkendi | 119824        |
| Goode, Bailey R.                               | 120226        |
| Hughes, John E. & Anna M.                      | 120895        |
| Jabo, Jennifer Marie                           | 121347        |
| Johnson, Art & Fae                             | 114663        |
| Johnson, Art & Fae                             | 120059        |
| Klein, Vicki                                   | 120931        |
| Kopcienski, Ethel & Cole, Carol Ann            | 120447        |
| LaFritz, Amber R.                              | 116662        |
| Luther, Peter                                  | 120700        |
| McInnis, John & Susan                          | 120446        |
| Mikel, Edna M.                                 | 120329        |
| Mikel, Edna M.                                 | 120330        |

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

| <u>Name</u>                                                     | <u>Case #</u> |
|-----------------------------------------------------------------|---------------|
| Mofield, Eva & Name, Lulabelle                                  | 119837        |
| Nash, Michael D. & Mary                                         | 120143        |
| Ringle, Leroy & Heather                                         | 119408        |
| Roman, Andy & Ada                                               | 120893        |
| Schonbrun Trustee, Harvey                                       | 120281        |
| Sheppard, Gary W. & Deborah A.                                  | 119739        |
| Surnear, Sandra L.; Bennett, Michael J. & Bennett, Raymond John | 120180        |
| Taylor, Alice & Leonard, Richinda                               | 120629        |
| Todd, Betty Rose                                                | 120940        |
| Todd, Betty Rose                                                | 120941        |
| Two Ocean Funding Inc.                                          | 120894        |
| Valle, Thomas & Maribell                                        | 120207        |
| Vanselette, Robin T.                                            | 119896        |
| Wagner, Shilo A.                                                | 119217        |
| Wiese, Timothy S. & Deborah                                     | 118897        |
| Witherington EST, Elzo ATTN: Diane Cooke                        | 120145        |
| Wright, Russell J.                                              | 120957        |
| Wright, Russell J.                                              | 121502        |

**Continued Cases:**

| <u>Name</u>                               | <u>Case #</u> | <u>Continued Until</u> |
|-------------------------------------------|---------------|------------------------|
| Carithers, Bernadette P. & Wilder, Joseph | 117802        | July 2012              |
| Carithers, Bernadette P. & Wilder, Joseph | 117801        | July 2012              |
| Linda S. Peebles & Katherines Bay Inc.    | 120926        | July 2012              |
| Peebles, Jerry W. & Linda S.              | 120927        | July 2012              |
| Plank, Derek G.                           | 120808        | July 2012              |
| Reed Jr., Larry & Ritchey, Rochell        | 120809        | July 2012              |
| Staples, J.R. & Judie C.                  | 120928        | July 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>      |
|----------------------------------------------------------------|---------------|----------------|-------------|-----------------------------|
| Caldwell, Roxana                                               | 119857        | L. Knight      |             |                             |
| Grow Land LLC **REPEAT VIOLATION**                             | 120375        | L. Knight      |             | Joanna Coutu<br>James Baird |
| Jowers, Dana                                                   | 120924        | C. Lawrence    |             | Debbie Velez                |
| Jowers, Dana **REPEAT VIOLATION**                              | 120923        | C. Lawrence    |             | Debbie Velez                |
| Manos, Deborah J.; Everhart, Nicholas J. & Everhart, Damian M. | 117232        | L. Knight      |             | James Baird<br>Joanna Coutu |
| Olson, Charles M.                                              | 120789        | L. Knight      |             |                             |
| Olson, Charles M.                                              | 120791        | L. Knight      |             |                             |
| Sheppard, Gary W. & Deborah A.                                 | 119676        | L. Knight      |             |                             |
| Thomas, Ruth                                                   | 120929        | S. Phillips    |             | Debbie Velez                |

| To Be Heard      | Case # | Service Type          | Officer      |
|------------------|--------|-----------------------|--------------|
| Caldwell, Roxana | 119857 | Posted Property & LGB | Larry Knight |

| Violation Address                             | # of Times on Agenda | Advertised | Original Hearing Date |
|-----------------------------------------------|----------------------|------------|-----------------------|
| 9214 N GRECO TER<br>CITRUS SPRINGS, FL 34434- | 1                    | 5/13/12    | 5/16/12               |

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: There is household trash and other junk and debris 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      |
|------------------------------------|--------|----------------|--------------|
| Grow Land LLC **REPEAT VIOLATION** | 120375 | Certified Mail | Larry Knight |

  

| Violation Address                            | # of Times on Agenda | Advertised | Original Hearing Date |
|----------------------------------------------|----------------------|------------|-----------------------|
| 641 E GULF TO LAKE HWY<br>LECANTO, FL 34461- | 1                    | 5/13/12    | 5/16/12               |

| Experts      |
|--------------|
| Joanna Coutu |
| James Baird  |

**Nature of Violation** Violation of Land Development Code Section 7110; All signs except signs listed as exempt under Section 7210 of the Land Development Code shall require a sign permit.

**1st Time Heard** 5/16/12

**1st Time Action** First witnessed on 2/28/12. Previously adjudicated guilty on 11/16/11.

**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         |
|--------------|--------|-----------------------|-----------------|
| Jowers, Dana | 120924 | Posted Property & LGB | Claude Lawrence |

| Violation Address                             | # of Times on Agenda | Advertised | Original Hearing Date |
|-----------------------------------------------|----------------------|------------|-----------------------|
| 7515 W MISS MAGGIE DR<br>HOMOSASSA, FL 34448- | 1                    | 5/13/12    | 5/16/12               |

| Experts      |
|--------------|
| Debbie Velez |

Nature of Violation

Failure to connect to an available sewage treatment utility within a specified period of time after receiving written notification of the utility's availability, pursuant to Section 42-163 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         |
|-----------------------------------|--------|-----------------------|-----------------|
| Jowers, Dana **REPEAT VIOLATION** | 120923 | Posted Property & LGB | Claude Lawrence |

| Violation Address                             | # of Times on Agenda | Advertised | Original Hearing Date |
|-----------------------------------------------|----------------------|------------|-----------------------|
| 7515 W MISS MAGGIE DR<br>HOMOSASSA, FL 34448- | 1                    | 5/13/12    | 5/16/12               |

| Experts      |
|--------------|
| Debbie Velez |

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, pursuant to Section 42-39(b) of the Citrus County Code of Ordinances.

1st Time Heard

5/16/12

1st Time Action

First witnessed on 3/22/12 and reconnected on 4/2/12. Previously found guilty 3/16/11.

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               |
|-------------------------------------------------------------------|----------------------|----------------|-----------------------|
| Manos, Deborah J.; Everhart, Nicholas J. & Everhart,<br>Damian M. | 117232               | Certified Mail | Larry Knight          |
| Violation Address                                                 | # of Times on Agenda | Advertised     | Original Hearing Date |
| 5705 W GULF TO LAKE HWY<br>CRYSTAL RIVER, FL 34429-               | 1                    | 5/13/12        | 5/16/12               |

| Experts      |
|--------------|
| James Baird  |
| Joanna Coutu |

Nature of Violation      Violation of the Land Development Code Section 2020; Failure to obtain a Development Order. To Wit: There is a paver patio built on the property without a Development Order (permit).

- 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      |
|-------------------|--------|----------------|--------------|
| Olson, Charles M. | 120789 | Certified Mail | Larry Knight |

| Violation Address                      | # of Times on Agenda | Advertised | Original Hearing Date |
|----------------------------------------|----------------------|------------|-----------------------|
| 1186 E RUNNELS LN<br>HOLDER, FL 34445- | 1                    | 5/13/12    | 5/16/12               |

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, scrap metal, tires, old bicycles, household items, and huge amounts of 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      |
|-------------------|--------|----------------|--------------|
| Olson, Charles M. | 120791 | Certified Mail | Larry Knight |

| Violation Address                      | # of Times on Agenda | Advertised | Original Hearing Date |
|----------------------------------------|----------------------|------------|-----------------------|
| 1186 E RUNNELS LN<br>HOLDER, FL 34445- | 1                    | 5/13/12    | 5/16/12               |

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: Five (5) utility trailers, one (1) cargo trailer, two (2) pickup trucks, and one (1) boat.

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      |
|--------------------------------|--------|----------------|--------------|
| Sheppard, Gary W. & Deborah A. | 119676 | Certified Mail | Larry Knight |

| Violation Address                          | # of Times on Agenda | Advertised | Original Hearing Date |
|--------------------------------------------|----------------------|------------|-----------------------|
| 564 N GULF AVE<br>CRYSTAL RIVER, FL 34429- | 1                    | 5/13/12    | 5/16/12               |

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: There is household trash, old tires, and other junk and debris 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      |
|--------------|--------|-----------------------|--------------|
| Thomas, Ruth | 120929 | Posted Property & LGB | Sam Phillips |

| Violation Address                     | # of Times on Agenda | Advertised | Original Hearing Date |
|---------------------------------------|----------------------|------------|-----------------------|
| 6981 N SMITH TER<br>HOLDER, FL 34445- | 1                    | 5/13/12    | 5/16/12               |

| Experts      |
|--------------|
| Debbie Velez |

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, pursuant to Section 42-39(b) 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

**G. Other Business**

| <u>Name</u> | <u>Case #</u> | <u>Officer</u> | <u>Experts on Case</u> |
|-------------|---------------|----------------|------------------------|
|-------------|---------------|----------------|------------------------|

**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.

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

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