

**CITRUS COUNTY
CODE COMPLIANCE HEARING
Lecanto Government Building
Multi-Purpose Room 166
MINUTES
WEDNESDAY, April 18, 2012 @ 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 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 March 21, 2012

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

SPECIAL MASTER: Michele L. Lieberman

STAFF PRESENT: **Code Officers** –Larry Knight, Samantha Phillips, Claude Lawrence

Land Development – Joanna Coutu

Building Division – Jim Baird

Recording Secretary, Cortney Marsh

Assistant County Attorney, Kerry Parsons

ALSO PRESENT: **Deputy Jon Seffern**

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

<u>Name</u>	<u>Case #</u>
Bordner, Robert & Kimberly	118976
Cassell, David N. & Deborah C.	118444
Cook, Robert & Betty	119322
Doris L. Livengood Living Trust	119246
Dwyer, Madeline A. ATTN: John S. Dwyer	115606
Earehart, Richard & Martha	119321
Edge, Geneva C.	119244
Elbie G. Hoover Living Trust	119469
Elbie G. Hoover Living Trust	119535
Erickson, Steven & Theresa	119212
Ettori, Leila	119025
Foster, John A. & Debbie A.	118004
Howard, Carl J. & Mary M.	119665
Howard, Carl J. & Mary M.	119666
June L. Underwood Living Trust	119520
LaBarbara, Philip & Irene	117103
LaBarbara, Philip & Irene	117101
Merck, John C. & Deborah Mary	119023
Morancy, Yves & Marlene	119026
Morse, Jessie K.	119247
Nickel, Michael; Milliken, Christine; Nickel III, Rudolph; Nickel, Mark & Nickel, Katherine	119644
Roberts, Anthony	119032
Roberts, Anthony	118607
Schonbrun Trustee, Harvey	118980
Shafer, Glenda R.	119101
Stewart, Georgia	118784
Sweet, Joseph & Kristine	118412
Tantone Properties Florida Inc. ATTN: Heritage Management Corp.	117635
Timely Investments Inc.	112663
Walsh, David B.	118567
Young, Heather A.	118214

Code Compliance Director, Kimberly Corbin read the following continued case into the record: **NO CONTINUED CASES FOR APRIL 2012**

Continued Cases

<u>Name</u>	<u>Case #</u>	<u>Continued Until</u>

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>
Clayborn, Clifton W.	119169	L. Knight	
Clayborn, Clifton W.	119226	L. Knight	
Fitzgerald, Michael A.	118940	S. Phillips	
Holt, Frederick V.	118133	S. Phillips	
June L. Underwood Living Trust **REPEAT VIOLATION**	119518	S. Phillips	
Mellert, Robert S. & Tina M.	118132	S. Phillips	
Mofield, Barbara; Wood, Jacqueline; and Mofield, Michael D.	111453	L. Knight	James Baird Joanna Coutu
ROBCO Land Trust	119249	C. Lawrence	
Stetkar, Frank D.	119209	S. Phillips	
Verity, Frank Leon	118998	C. Lawrence	

June L. Underwood Living Trust Code Compliance Case No. 119518 Case 1
****REPEAT VIOLATION****

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.

Code Officer Samantha Phillips testified that this is a repeat violation as the Respondent was previously found guilty of the same violation on December 15, 2010 at the same property, and thereafter abated that violation on January 25, 2011, and no fines were imposed. She initially observed and confirmed the new violation on February 16, 2012 and upon inspection on April 2, 2012 the property was in compliance. A subsequent inspection was conducted on April 17, 2012 and the property remains in compliance. After speaking with Ms. Underwood, she immediately began to rectify the violation.

The Respondent, June Underwood, was present and testified that after her daughter moved out of the home the vegetation got a little out of control. Ms. Underwood is in the process of transferring the deed to her granddaughter, who will maintain the property.

Special Master Order: Respondent was in repeat violation of Citrus County Code of Ordinances, Article VI Section 20-61, “It shall be unlawful for any person owning, leasing, occupying or having control of any property subject to the provisions of this section to permit or maintain grass, weeds, brush and undergrowth in excess of 18” in height, or an accumulation of vegetative matter.”

The Respondent has abated the violation by maintaining weeds/grass and undergrowth to a height of less than 18” and remove accumulation of vegetative matter.

A total fine from February 16, 2012 – April 1, 2012 of \$100.00 will be recorded in the public record of Citrus County for a repeat violation and will constitute a lien on real or personal property of June L. Underwood Living Trust. 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.

Stetkar, Frank D. Code Compliance Case No. 119209 Case 2

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: Broken machinery, tree debris, construction materials, appliances, household furniture, and other miscellaneous trash and debris.

Code Officer Samantha Phillips testified that her initial inspection was conducted on February 8, 2012 at which time the violation was confirmed. Mr. Stetkar has made progress in abating the violation but the property remains in violation as of April 17, 2012.

The Respondent, Frank D. Stetkar, was present and testified that he doesn’t consider the items to be junk but he has removed many items from the property and admitted that there is quite a bit left to remove.

The Respondent’s wife, Dina Stetkar, was present and asked for a minimum of 30 days to remove the remaining items and testified that the accumulation has happened over 15 years.

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: Broken machinery, tree debris, construction materials, appliances, household furniture, and other miscellaneous trash and debris.”

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 April 18, 2012 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 Frank D. Stetkar. 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.

Verity, Frank Leon Code Compliance Case No. 118998 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 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, scrap metal, and other junk and debris on the property.

Code Officer Claude Lawrence testified that his initial inspection was conducted on January 30, 2012 at which time the violation was confirmed. A final inspection was conducted on April 17, 2012 and the property remains in violation. A significant amount of the debris has been removed. The property was previously found guilty while it was owned by Mr. Robert Riker and was subsequently purchased by Mr. Verity from Mr. Robert Riker in November 2011 and it was not disclosed that there was a violation or that liens have been placed on the property for the violation. The violation has never been abated. There has been approximately 70% of the debris removed from the property.

Mr. Gary Nero, the Respondent’s son-in-law, was present and testified that Mr. Verity purchased the property and then became extremely ill and is currently in an assisted living facility. He is the only one that is cleaning the property.

Kerry Parsons, Assistant County Attorney, requested that this case be dismissed and advised that the County work with the new owners to abate the violation and then provide guidance on asking for forgiveness of the fines.

Special Master Order: Based on the request of the County Attorney's Office, at this time, the case is dismissed due to an active Order and liens on the property.

Mofield, Barbara; Wood, Jacqueline; and Mofield, Michael D. Code Compliance Case No. 111453 Case 4

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

The Respondents were not present despite being notified via personal service at the February 15, 2012 hearing as well as Certified Mail.

Code Officer Larry Knight testified that the variance has been applied for and a hearing has been set for May 3, 2012; however, there has been no progress on having the building permit issued.

Joanna Coutu, Land Development Principal Planner, testified that application for the variance was made on March 19, 2012 and the earliest agenda that it could be placed on was May 3, 2012. The building permit can be issued regardless of the variance outcome.

Jim Baird, Building Division Director, testified that engineering needs to be completed prior to the building permit being issued and nothing has been supplied to the County 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.

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 \$200.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Barbara Mofield, Jacqueline Wood, and Michael Mofield. 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.

Clayborn, Clifton W. Code Compliance Case No. 119169 Case 5

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, old truck bed, tires, mattresses, car parts and large amounts of miscellaneous items.

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

Code Officer Larry Knight testified that his initial inspection was conducted on February 8, 2012 at which time the violation was confirmed. Contact was made with Mrs. Clayborn on February 9, 2012 and she stated that she and her husband do own the property; however, her son, Wayne, resides on the property. Contact was then made with Wayne and the violation was explained to him and what was necessary to abate the violation. He has spoken with Wayne on two occasions and each time he has stated that he was working on cleaning the property. Upon inspection on April 17, 2012, the property remains in violation and there has been a minimal effort to clean 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, old truck bed, tires, mattresses, car parts and large amounts of miscellaneous items."

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 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 \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Clifton W. Clayborn. 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.

Clayborn, Clifton W. Code Compliance Case No. 119226 Case 6

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: Travel trailer, motorhome, Chevrolet Suburban, white pick-up truck, boat and trailer and two (2) Jeeps.

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

Code Officer Larry Knight testified that his initial inspection was conducted on February 8, 2012 at which time the violation was confirmed. Contact was made with Mrs. Clayborn on February 9, 2012 and she stated that she and her husband do own the property; however, her son, Wayne, resides on the property. Contact was then made with Wayne and the violation was explained to him and what was necessary to abate the violation. He has spoken with Wayne on two occasions and each time he has stated that he was working on cleaning the property. Upon inspection on April 17, 2012, the motorhome has been removed from the property; however, all the other vehicles remain in 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: Travel trailer, Chevrolet Suburban, white pick-up truck, boat and trailer and two (2) jeeps."

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 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 \$300.00 per day will be imposed thereafter. This fine will be recorded and will constitute a lien on real or personal property of Clifton W. Clayborn. 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.

Fitzgerald, Michael A. Code Compliance Case No. 118940 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 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, old furniture and other junk and debris on the property.

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 February 1, 2012 at which time the violation was confirmed. The home appears unoccupied and there has not been any contact with the Respondent. Upon inspection on April 17, 2012, there has been no change in the condition of the property and it remains in violation.

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: There is household trash, old tires, old furniture, and other junk and debris on the property.”

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 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 Michael A. Fitzgerald. 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.

Holt, Frederick V. Code Compliance Case No. 118133 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 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 are old traps, piles of wood, old furniture and other junk and debris on the property.

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 February 1, 2012 at which time the violation was confirmed. There has been no contact with the Respondent and the property appears vacant. Upon inspection on April 17, 2012, there has been no change in the condition of the property and it remains in violation.

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: There are old traps, piles of wood, old furniture, and other junk and debris on the property."

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 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 Frederick V. Holt. 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.

Mellert, Robert S. & Tina M. Code Compliance Case No. 118132 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 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 furniture and other junk and debris on the property.

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

Code Officer Samantha Phillips testified that her initial inspection was conducted on February 1, 2012 at which time the violation was confirmed. The bulk of the items are underneath an open carport at the front of the house on the property. There has been no contact with the Respondents and there has been minimal effort to abate the violation. Upon inspection on April 17, 2012, the property remains in violation.

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: There is household trash, old furniture, and other junk and debris on the property.”

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 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 S. & Tina M. Mellert. 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.

ROBCO Land Trust Code Compliance Case No. 119249 Case 10

Nature of Violation: It shall be a violation of this article for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused vehicles on any property,

street, or highway; pursuant to Article IV Section 20-41 of the Citrus County Code of Ordinances. To Wit: One (1) white Chevrolet Blazer 4 door.

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

Code Officer Claude Lawrence testified that his initial inspection was conducted on February 9, 2012 at which time the violation was confirmed. As of April 17, 2012, the Chevrolet Blazer remains on the property up on blocks and with no tires. There has been no contact with the property owner and the residence is vacant.

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) white Chevrolet Blazer 4 door."

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 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 ROBCO Land Trust. 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.

G. Other Business

H. Adjourn 9:54 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