

# City of Inverness CODE ENFORCEMENT SPECIAL MAGISTRATE

# **AGENDA**

AGENDA FOR A REGULAR MEETING OF THE CODE ENFORCEMENT SPECIAL MAGISTRATE OF THE CITY OF INVERNESS, FLORIDA, TO BE HELD IN THE COUNCIL CHAMBERS AT CITY HALL AT 212 W MAIN STREET, INVERNESS AT 1:30 PM ON WEDNESDAY, OCTOBER 1, 2025

### NOTICE TO THE PUBLIC

Any person who decides to appeal any decision of the governing body with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide a verbatim record of the proceedings, which includes the testimony and evidence upon which the appeal is based. (Section 286.010 FS) Accommodation for the disabled (hearing or visually impaired, etc.) may be arranged with advance notification of 7 days prior to the scheduled meeting. Pre-arrangements may be initiated by calling (352)726-3401 weekdays - 8:00 AM to 5:00 P.M.

Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Old Business:

Approve minutes from September 3, 2025

1. Case #897

Sean E. Denby

917 Railroad Street

Alt Key: 3143983

Violation:

7-5.9 – Unsafe Building Code

2. Case #927

Fred Lansing & Sheree Lansing

1314 Carl Street

Alt Key: 1729572

Violation:

104.6.2 Work commencing before permit issuance

Sec. 21.5-6(a) Tree Protection Sec. 21.5-6(b) Tree Protection Sec. 21.5-6(c) Tree Protection Sec. 21.5-6(d) Tree Protection

# V. New Business:

1. Case #953

Citrus Plaza Commons LLC

238 S US HWY 41

Alt Key: 1755115

Violation:

302.4 - Weeds

2. Case #954

Charles D OConnor

300 Orvista Avenue

Alt Key: 1761743

Violation:

302.8 - Motor Vehicles

308.1 - Accumulation of Rubbish or Garbage

3. Case #1057

Artur Kapeliushnyi

2912 & 3002 Woodhill Street Alt Key: 1693233

> Violation: 104.6.2 – Work commencing before permit issuance

4. Case #1058

Rosario Cornman

2813 Crystal Blvd

Alt Key: 1689694

Violation: 104.6.2 – Work commencing before permit issuance

5. Case #1073

Phillip W Coffey

2906 W Madison Street

Alt Key: 1675936

Violation:

302.4 Weeds

6. Case #1074

Thaddeus C Jones & Christine A Jones 208 Cherry Avenue

Alt Key: 1759463

Violation:

2.6 Application or Regulations and Requirements for Specific Use

7. Case #1113

**Equifirst Properties LLC** 

204 Davidson Avenue Alt Key: 1759803

Violations:

302.4 - Weeds

308.2.2 - Refrigerators

8. Case #1117

Debra Jo Hammonds

1320 Eden Drive

Alt Key: 1783950

Violations:

302.4 Weeds

9. Case #1131

**April Alaine Henry** 

824 Hickory Avenue

Alt Key: 3236131

Violations:

302.4 Weeds

10. Case #1159

Stiven Morales Torres

2209 S Border Avenue Alt Key: 1694141

Violations:

2.0 Land Use Types; Purpose and Intent

301.3 Vacant Structures and Land

11. Case #1172

First Lutheran Church of Inverness FL 0 Forest Drive Alt Key: 3314543

Violations: 302.4 Weeds

12. Case #1173

Circle K Stores INC

817 S US HWY 41 Alt Key: 3232809

Violations: 302.4 Weeds

Sec. 10-35(11) – Unauthorized Dumping Prohibited

VI. Public Comments

VII. Adjournment

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The Code Enforcement Special Magistrate held its regular monthly meeting at the above date and time. The following were in attendance Special Magistrate, Robert Christensen, the Community Development Director, Christopher Shoemaker, the Code Enforcement Officer Ethan McCollough and Debra Schramm as the Recording Secretary.

The meeting was called to order and those present recited the Pledge of Allegiance.

### **Old Business:**

Mr. Robert Christensen, the Special Magistrate, approved the minutes for the July 2, 2025, regular meeting.

The following cases have been abated:

Case #948 Lane White

610 Independence Hwy Ait Key: 1686415

Violation: 104.6.2 – Work commencing before permit issuance

Case #1009

Anthony C & Frances L. Pisano

715 Eden Drive Alt Key: 2014431 Violation: 302.4 – Weeds

REPEAT OFFENDER

The following cases have been continued until September 2025.

Case #897 Sean E. Denby

917 Railroad Street Alt Key: 3143983

Violation: 7.5-9 – Unsafe building code

Case #927

Fred Lansing & Sheree A. Lansing

1314 Carl Street Alt Key: 1729572

Violation: 104.6.2 – Work commencing before permit issuance

Sec 21.5-6 (a) Tree Protection Sec 21.5-6 (b) Tree Protection Sec 21.5-6 (c) Tree Protection Sec 21.5-6 (d) Tree Protection

## **New Business:**

The Code Enforcement Officer, Mr. Ethan McCullough presented the first case on the agenda:

Case #942 Maureen B. Herrin 311 Camellia Avenue

Violation:

Alt Key: 1762308

302.10 – Offensive accumulation

302.8 - Motor Vehicles

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the Citrus County Property Appraiser card. The certified mail was returned and marked refused on the envelope. The owner was not present. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of letters mailed and photographs of the property showing the violations.

The property owner has not been in contact with city staff. The property has a trailer in the front yard, which appears to not have a license plate. On the trailer it appears to have construction material, tarp and other items.

Based on the evidence presented, the property at 311 Camellia Drive is found to be in violation of 302.10 – Offensive accumulation and 302.8 – Motor Vehicles. The property owner will be granted 30 days to abate the violation. If the violation is not brought to compliance as ordered, a penalty of \$100.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real property of Maureen B. Herrin, the city attorney's Office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by City Ordinance which shall also be filed as a lien of record.

The next case on the agenda:

Case #947
Judith A Rutemiller
Robert Rutemiller
706 Desota Avenue

sota Avenue Alt Key: 1766800 Violation: 12-17 – Required application

12-19 - Notice of business tax due, dates due,

Delinguencies and penalties

12-26 – Persons required to have a business tax receipt.

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the Citrus County Property Appraiser card. The letter was signed by what appears to be the name of Robert Rutemiller. The owner was not present. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of letters mailed and photographs of the property showing the violations.

There is a for rent sign in the front yard. The property currently does not have a Business Tax Receipt. The property owner has not been in contact with staff.

Based on the evidence presented, the property at 706 Desota Avenue is found to be in violation of 12-17 – Required application; 12-19 – Notice of business tax due, dates due, delinquencies and penalties and 12-26 – Persons required to have a Business Tax Receipt. The property owner will be granted 30

days to abate the violation. If the violation is not brought to compliance as ordered, a penalty of \$100.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real property of Judith A & Robert Rutemiller, the city attorney's Office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by City Ordinance which shall also be filed as a lien of record.

The next case on the agenda:

Case #944 Nooranis Investment, Inc 101 Cherry Avenue

Cherry Avenue Alt Key: 1760437
Violation: 302.4 – Weeds

304.2 - Protective Treatment

304.6 – Exterior walls

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the Citrus County Property Appraiser card. The letter was accepted and signed. The owner was not present. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of letters mailed and photographs of the property showing the violations.

The property has a free-standing building that has been vacant for several years. The grass, plant life and weeds are very overgrown on the property. The building and canopy members are exposing the metal underneath the skin of the columns. There are holes in the building and canopy. The property owner has been in contact with staff and is working on bringing the property into compliance.

Based on the evidence presented, the property at 101 Cherry Avenue is found to be in violation of 302.4 – Weeds; 304.2 – Protective Treatment & 304.6 - Exterior walls. The property owner will be granted 30 days to abate the violation. If the violation is not brought to compliance as ordered, a penalty of \$100.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the rear property of Nooranis Investment, Inc, the city attorney's office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by city ordinance which shall also be filed as a lien of record.

The next case on the agenda:

Case #998
Thomas & Lucy Futch
906 Leroy Bellamy Road
Violation:

Alt Key: 1752515 302.8 – Motor Vehicles REPEAT OFFENDER

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the Citrus county Property Appraiser card. The certified mail was returned undeliverable. The owner was not present. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of letters mailed and photographs showing the violations.

The property currently has two other code violations on it. This violation is for a light blue 4 door sedan on the property, the vehicle appears to be either a Lincoln town car or a Chrysler 300.

Based on the evidence presented, the property at 906 Leroy Bellamy Road is found to be in violation of 302.8 Motor Vehicles and declared a Repeat Offender. The property owner will be granted 15 days to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$500.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real property of Thomas & Lucy Futch. The city attorney's office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by city ordinance which shall also be filed as a lien of record.

The next case on the agenda:

Case #967 Sherry Mittler 607 LaSalle Avenue Violation:

Alt Key: 1769221 302.4 – Weeds

308.1 – Accumulation of Rubbish or garbage.

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the property appraiser card. The green card came back to the office. The owner was not present. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of the letters mailed and the photographs showing the violations

The property owner was not present. The property owner has not been in contact with city staff. The weeds, plant life and grass are very overgrown on the property. There appears to be furniture, boxes in the front yard.

Based on the evidence presented, the property at 607 LaSalle Avenue is found to be in violation of 302.4 – Weeds and 308.1 – Accumulation of Rubbish or garbage. The property owner will be granted 30 days to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$100.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real property of Sherry Mittler. The city attorney's office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by city ordinance which shall also be filed as a lien of record.

Also granted by the Special Magistrate, for the city to enter the property, to mow the grass and cut back the weeds and plant life from the property and to remove the garbage from the yard and charge the property owner for the cleanup. The property is declared a public nuisance and a safety concern.

The last case on the agenda:

Case #831
Andrew Podray / Inverness Regional

1430 Hwy 41N Alt Key: 3523279

Violation: 104.6.2 – Work commencing before permit issuance

REPEAT OFFENDER

This case was presented first at the hearing, and last on the agenda.

The property owner was notified via certified mail. The certified mail was mailed to the address listed on the property appraiser card. The owner was not present. The green card was signed for and accepted. The following was placed into evidence by the Special Magistrate, the property appraiser card, copies of the letters mailed and the photographs showing the violations.

The property owner has been in contact with the city staff and will support the city in any decisions on the case.

The tenant in the space, formerly known as the old Publix, has removed the Air Conditioner from the building by hiring a crane. The tenant did not have a permit in place for the work being done.

The tenant, Emanuel Pesco of Florida Antique Mall was present at the hearing and stated that he purchased a/c units for the old Publix space and spent more than \$50,000 on the units and that the city will be receiving a permit.

Based on the evidence presented, the property at 1430 Hwy 41N is found to be in violation of 104.6.2 – Work commencing before permit issuance. The property owner will be granted 30 days to abate the violation. If the violation is not brought into compliance as ordered, a penalty of \$100.00 a day will be imposed. The fine will be recorded every 30 days and will constitute a lien on the real property of Andrew Podrey / Inverness Regional. The city attorney's office may seek foreclosure of any money judgement on any unpaid lien of record, three months from the date of the first recording. The respondent shall be responsible for paying all costs required by city ordinance which shall also be filed as a lien of record.

The meeting is adjourned at 1:55 pm.		
Debra Schramm Recording Secretary	Robert Christensen Special Magistrate	