

A. Affidavit of Compliance

1. None

B. Affidavit of Non-Compliance

- | | | |
|----|---------------|-----------------------------|
| 1. | CE2019-0303 | Kyle Kopel & Monica Moffitt |
| 2. | CE-W2019-0015 | Stephanie Wolfe |
| 3. | CE2019-0339 | Jason & Tara Moulder |

C. Pre-Hearing Compliance

- | | | |
|----|---------------|-----------------------|
| 1. | CE-W2019-0019 | Beverly Curtis |
| 2. | CE-W2019-0021 | Annette Tillman |
| 3. | CE-W2019-0022 | Estate of Ida Solomon |
| 4. | CE2019-0368 | Margarita Enriquez |
| 5. | CE2019-0393 | Norman Strobel |

D. Old Business

1. CE2019-0338 Carl Stephens

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

E. New Business

1. CE2019-0353 Drinda Strawbridge

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

2. CE2019-0366 Anna Noell

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

3. CE2019-0370 Blue Cross Construction, Inc.

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

4. CE2019-0378 David & Amanda Johnson

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

5. **CE2019-0382 Florida Tax Lien Assetss IV, LLC**

Documents:

[Attorney questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

6. **CE2019-0383 Ronald & Kimberly Loveall**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documentation.pdf](#)

7. **CE2019-0389 Johnnie Roberts**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

8. **CE2019-0390 Randall & Lebron Littlefield**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

9. **CE2019-0392 Paige Pattillo**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

10. **CE2019-0396 Anna Noell**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

11. **CE2019-0397 Robert & Whitney Duval**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

12. **CE2019-0398 Business Solutions of Hillsborough**

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

13. CE2019-0399 Edward & Holland Paulson

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

14. CE2019-0402 Russesll Davidson

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

15. CE-W2019-0023 Geneva Burgohy

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)
[Courtesy Notice of Violation, supporting documents.pdf](#)

F. Public Forum

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0338 OR 880 PG 670 Zoning: A5

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: STEPHENS, CARL

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 12/9/19

What is the General Location of this property? SUMTERVILLE Parcel #: J23-121

What is the Property Address? CR 526, Sumterville, FL 33585

When did this case begin? 9/27/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0338
(9/26/2019 9:36 AM SCO)
Violation of S2015-0014 - excavating closer than 50 ft to south property line

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 12/6/2019

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/23/2020

PARCEL ID: J23-121

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator	Retrieve Tax Record
2019 TRIM (pdf)	GIS Map
	Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STEPHENS CARL		
Site Address	, FL		
Mail Address	6608 JASPER ST, BUSHNELL, FL 33513		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	23/20/22	Neighborhood	1003
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE N1/2 OF THE N1/2 OF THE W1/2 OF THE E1/2 OF THE NE1/4 AND N1/2 OF N1/2 OF E1/2 OF E1/2 OF NE1/4			

GIS Aerial



Property & Assessment Values

Land Value	\$2,430.00
Market Value	\$79,690.00
Assessed Value	\$2,430.00
Total Taxable Value	\$2,430.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2000	832/630	WD	V (U)	\$0.00	STEPHENS CARL
09/2000	880/670	QC	V (U)	\$0.00	STEPHENS CARL
04/2000	799/123	WD	V (Q)	\$90,000.00	STEPHENS CARL
01/1900	0/0		I (U)		STEPHENS CARL

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	5.00 Acre		
2	Improved Pasture (6010V)	15.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/23/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: December 10, 2019

Case: CE2019-0338

Name: STEPHENS, CARL

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 12/09/2019 KV	50.00
NOV Inspection 11/04/2019 KV	50.00
CNV Inspection 10/15/2019 KV	50.00
Initial Inspection 09/27/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

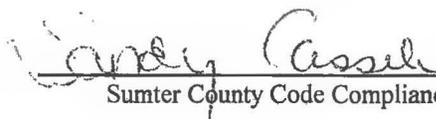
File #: CE2019-0338

STEPHENS, CARL
6608 JASPER ST
BUSHNELL, FL 33513

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 12/19/2019, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 11/19/2019.


Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

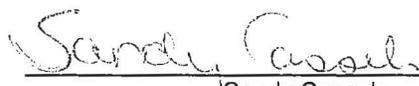
91 7199 9991 7039 6360 0415

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

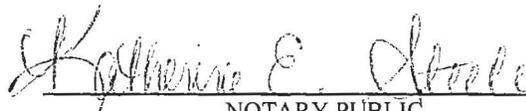
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Tuesday, the 19th day of November, 2019.

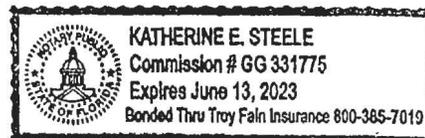


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Tuesday, the 19th day of November, 2019.



NOTARY PUBLIC



HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 12/19/2019 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

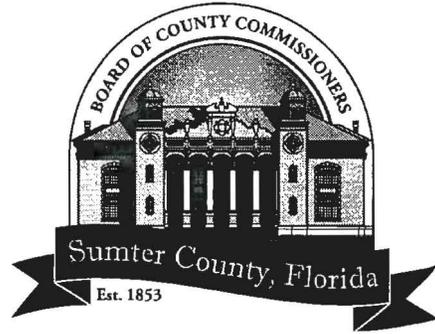
- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0338

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

**Board of County Commissioners
Sumter County, Florida**



7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

COUNTY OF SUMTER (Petitioner)

File #: CE2019-0338

vs.

STEPHENS, CARL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Monday, December 9, 2019, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as:

Section/Township/Range: 232022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE N1/2 OF THE N1/2 OF THE W1/2 OF THE E1/2 OF THE NE1/4 AND N1/2 OF N1/2 OF E1/2 OF E1/2 OF NE1/4

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

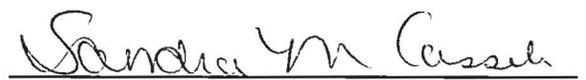
That a copy of the Request for Hearing has been sent certified, return receipt mail.

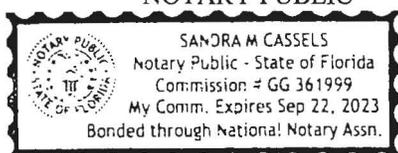
FURTHER AFFIANT SAYETH NOT
DATED this Monday, December 9, 2019.



Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 9th day of December, 2019.



NOTARY PUBLIC


Sumter County Property Appraiser

updated: 9/27/2019

PARCEL ID: J23-121

<< Next Lower Parcel | Next Higher Parcel >>

2018 Certified Values

Parcel List Generator	Retrieve Tax Record
2019 TRIM (pdf)	GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STEPHENS CARL		
Site Address	, FL		
Mail Address	6608 JASPER ST, BUSHNELL, FL 33513		
Use Desc. (code)	AGRICULTURAL (06000)		
Sec/Twp/Rng	23/20/22	Neighborhood	1003
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THE N1/2 OF THE N1/2 OF THE W1/2 OF THE E1/2 OF THE NE1/4 AND N1/2 OF N1/2 OF E1/2 OF NE1/4		

GIS Aerial



Property & Assessment Values

Land Value	\$2,430.00
Market Value	\$79,690.00
Assessed Value	\$2,430.00
Total Taxable Value	\$2,430.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2000	632/630	WD	V (U)	\$0.00	STEPHENS CARL
09/2000	680/670	QC	V (U)	\$0.00	STEPHENS CARL
04/2000	799/123	WD	V (Q)	\$90,000.00	STEPHENS CARL
01/1900	0/0		I (U)		STEPHENS CARL

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Native Pasture (6040V)	5.00 Acre		
2	Improved Pasture (6010V)	15.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2018

updated: 9/27/2019

Result: 1 of 1

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.



December 4, 2019

Dear Sandy 338 Cassels:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9999 9170 3963 5996 41.

Item Details

Status:	We regret to inform you that we were unable to locate any delivery information in our records for your item.
Status Date / Time:	N/A
Location:	N/A
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

10/16/2019

File #: CE2019-0338

CARL STEPHENS
6608 JASPER ST
BUSHNELL, FL 33513

Dear CARL STEPHENS:

We have requested you to correct the Sumter County Code violations on your property located at:

CERTIFIED MAIL



Board of County Commis
Sumter County, Florida
Development Services Depar
7375 Powell Road Suite
Wildwood, Florida 3478



91 7199 9991 7039 6359 9733



U.S. POSTAGE >> PITNEY BOWES
ZIP 34785 \$ 005.60⁰
02 4W
0000363839OCT 16 2019

NOV 06 2019

RECEIVED

NOV 07 2019

Sumter County
Development Services

BY: _____

LN
10-18

NIXIE 339 DE 1 0011/04/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34785420399 *1401-00248-16-46

UNC
347854203

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0353 OR 1002 PG 486 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: _____ Property Owner Name: STRAWBRIDGE, DRINDA C (1/2 INT)

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? _____ Parcel #: N17H147

What is the Property Address? 1299 CR 604, Bushnell, FL 33513

When did this case begin? 10/8/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0353
2009 I.P.M.C.
304.7 Roofs and drainage.
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0353
2009 I.P.M.C.
305.6 Interior doors.
Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0353
2009 I.P.M.C.
308 RUBBISH AND GARBAGE

CE2019-0353
2009 I.P.M.C.
308.1 Accumulation of rubbish or garbage.
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2019-0353
2009 I.P.M.C.
308.2 Disposal of rubbish.
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE2019-0353
2009 I.P.M.C.
308.2.1 Rubbish storage facilities.
The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2019-0353
2009 I.P.M.C.
308.2.2 Refrigerators.

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

CE2019-0353
2009 I.P.M.C.
503.4 Floor surface.

In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

CE2019-0353
2009 I.P.M.C.
604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CE2019-0353
2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

(1/16/2020 3:54 PM KV)

Property owner has attempted to mow and was denied access by the tenant. The property owner has made most repairs to the inside of the residence, with the exception of a leak and rotten countertop in around the kitchen sink and a piece of trim that needs to be added to the rear door in the kitchen.

The property owner has made every attempt to bring the property into compliance in a timely manner. This effort has been hindered by the tenant at times refusing to allow workers onto the property and into the house.

CE2019-0353

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0353
2009 I.P.M.C.
108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: N17H147

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

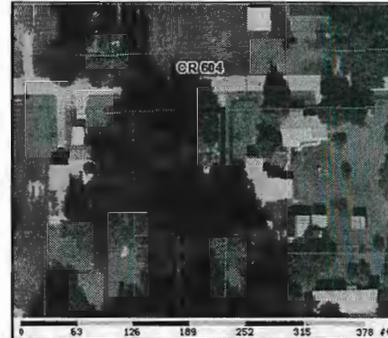
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STRAWBRIDGE DRINDA C (1/2 INT)		
Site Address	1299 CR 604, BUSHNELL, FL 33513		
Mail Address	8619 SPYGLASS LOOP, CLERMONT, FL 34711		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	17/21/22	Neighborhood	6427
Year Built	1971	Tax District	County (1001)
Heated Area	576 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 8 BLK 6 BUSHNELL PARK PLAT 28 PB 1 PG 131			

GIS Aerial



Property & Assessment Values

Land Value	\$3,320.00
Market Value	\$13,170.00
Assessed Value	\$12,900.00
Total Taxable Value	\$12,900.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2002	1002/486	WD	I (U)	\$200,000.00	STRAWBRIDGE DRINDA C (1/2 INT)MARK W & MARGARET P STRAWBRIDGE (1/2 INT)
08/1990	412/433	WD	V (Q)	\$6,000.00	MASK WILLIAM & JOYCE
05/1990	407/15	QC	V (U)	\$100.00	MASK WILLIAM & JOYCE
05/1962	39/362	WD	V (U)	\$0.00	MASK WILLIAM & JOYCE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1971	BAS=576 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6411M)	50.00 Front Feet	50.00	132.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 0 (PC0)	1.00 ()	1993
2	Carport/Open Porch 0 (PC0)	1.00 ()	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0353

Name: STRAWBRIDGE, DRINDA C (1/2 INT)

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
Inspection 12/20/2019 KV	50.00
NOV Inspection 11/19/2019 KV	50.00
Inspection 11/06/2019 KV	50.00
CNV Inspection 10/28/2019 KV	50.00
Initial Inspection 10/08/2019 KV	50.00
Total Costs	411.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/9/2019

File #: CE2019-0353

DRINDA C (1/2 INT) STRAWBRIDGE
8819 SPYGLASS LOOP
CLERMONT, FL 34711

Dear DRINDA C (1/2 INT) STRAWBRIDGE:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 1299 CR 604, Bushnell, FL 33513
Parcel #: N17H147 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 8 BLK 6 BUSHNELL PARK PLAT 28 PB 1 PG 131

The violation(s) is(are) as follows:

CE2019-0353

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0353

2009 I.P.M.C.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0353

2009 I.P.M.C.

308 RUBBISH AND GARBAGE

CE2019-0353

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2019-0353

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE2019-0353

2009 I.P.M.C.

308.2.1 Rubbish storage facilities.

The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2019-0353

2009 I.P.M.C.

308.2.2 Refrigerators.

Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on premises without first removing the doors.

CE2019-0353

2009 I.P.M.C.

503.4 Floor surface.

In other than dwelling units, every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

CE2019-0353

2009 I.P.M.C.

604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CE2019-0353

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0353

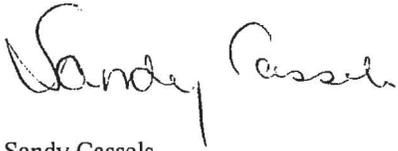
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

You are being notified a violation exists on your property and your next inspection will be October 28, 2019.

Thank you for your attention in this matter.

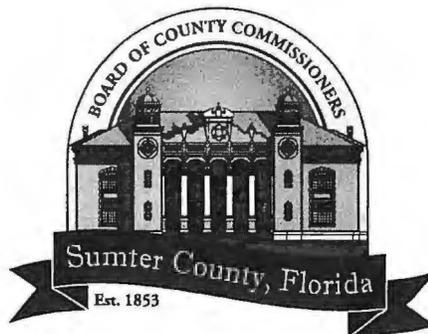
Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large initial 'S' and a long, sweeping underline.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

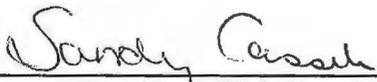
File #: CE2019-0353

STRAWBRIDGE, DRINDA C (1/2 INT)
8819 SPYGLASS LOOP
CLERMONT, FL 34711

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.


Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

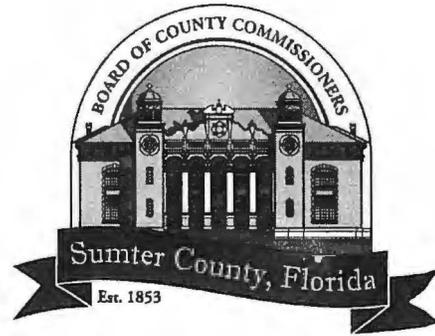
91 7199 9991 7039 6360 0866

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0353

vs.

STRAWBRIDGE, DRINDA C (1/2 INT) (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

I. Violation of Code(s):

CE2019-0353

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0353

2009 I.P.M.C.

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CE2019-0353

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CE2019-0353

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CE2019-0353

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CE2019-0353

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CE2019-0353

2009 I.P.M.C.

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Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

CE2019-0353

2009 I.P.M.C. S 302.4 WEEDS

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CE2019-0353

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

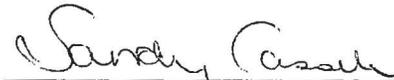
2. Property Owner(s):

STRAWBRIDGE, DRINDA C (1/2 INT)

3. Location of Violation: 1299 CR 604, Bushnell, FL 33513
4. Legal Description of Property where violation exists:
Parcel #: N17H147 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 8 BLK 6 BUSHNELL PARK PLAT 28 PB 1 PG 131
5. Date Violation first Observed: 10/8/2019
6. Date Property owner issued notice of violation: 10/29/2019
7. Date of Notice of Violation Inspection: 11/19/2019

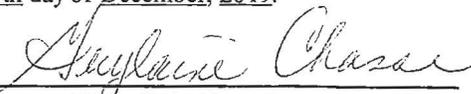
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

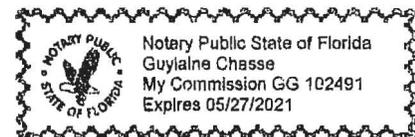


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



CE2019-0353

2009 I.P.M.C.

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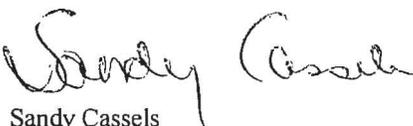
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Failure to correct the above violations before November 19, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,



Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

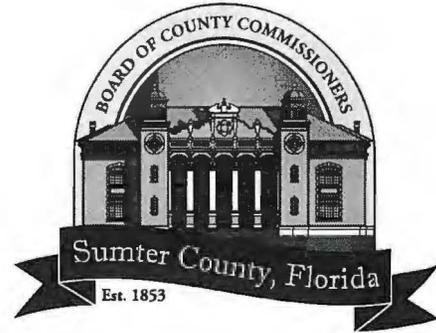
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0353

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0353

vs.

STRAWBRIDGE, DRINDA C (1/2 INT) (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1299 CR 604, Bushnell, FL 33513

Section/Township/Range: 172122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 8 BLK 6 BUSHNELL PARK PLAT 28 PB 1 PG 131

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

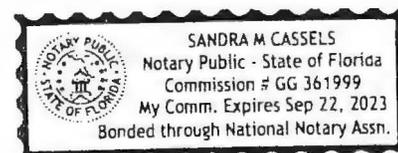
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.

NOTARY PUBLIC



Sumter County Property Appraiser

updated: 10/14/2019

PARCEL ID: N17H147

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator	Retrieve Tax Record	Show Bldg Sketch
2019 TRIM (pdf)	GIS Map	Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STRAWBRIDGE DRINDA C (1/2 INT)		
Site Address	1299 CR 604, BUSHNELL, FL 33513		
Mail Address	8819 SPYGLASS LOOP, CLERMONT, FL 34711		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	17/21/22	Neighborhood	6427
Year Built	1971	Tax District	County (1001)
Heated Area	576 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 8 BLK 6 BUSHNELL PARK PLAT 28 PB 1 PG 131			

GIS Aerial



Property & Assessment Values

Land Value	\$3,320.00
Market Value	\$13,170.00
Assessed Value	\$12,900.00
Total Taxable Value	\$12,900.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2002	1002/486	WD	I (U)	\$200,000.00	STRAWBRIDGE DRINDA C (1/2 INT)MARK W & MARGARET P STRAWBRIDGE (1/2 INT)
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05/1990	407/15	QC	V (U)	\$100.00	MASK WILLIAM & JOYCE
05/1962	39/362	WD	V (U)	\$0.00	MASK WILLIAM & JOYCE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1971	BAS=576 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6411M)	50.00 Front Feet	50.00	132.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 0 (PC0)	1.00 (')	1993
2	Carport/Open Porch 0 (PC0)	1.00 (')	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/14/2019

Result: 1 of 1

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Notice:

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Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

10/29/2019

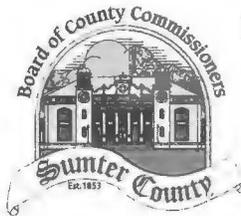
File #: CE2019-0353

DRINDA C (1/2 INT) STRAWBRIDGE
8819 SPYGLASS LOOP
CLERMONT, FL 34711

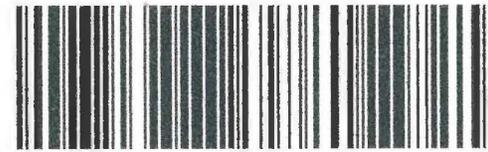
Dear DRINDA C (1/2 INT) STRAWBRIDGE:

We have requested you to correct the Sumter County Code violations on your property located at:

CERTIFIED MAIL



Board of County Commis:
Sumter County, Florida
Development Services Depar
7375 Powell Road Suite 1
Wildwood, Florida 34784



91 7199 9991 7039 6359 9986



U.S. POSTAGE PITNEY BOWES
ZIP 34785 \$ 005.60⁰
02 4W
0000363839 OCT 30 2019

NOV 20 2019

BY: _____

RECEIVED

NOV 21 2019

Sumter County
Development Services

ATP
10-1
[Signature]

-R-T-S- 34711-RFS-1N 11/18/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
RETURN TO SENDER

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F
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*



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0366 OR 1320 PG 677 Zoning: RPUD

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: NOELL, ANNA MARIE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Wildwood Parcel #: G23-040

What is the Property Address? 4771 NE 76TH WAY, Wildwood, FL 34785

When did this case begin? 10/15/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0366
Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: G23-040

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	NOELL ANNA MARIE		
Site Address	4771 NE 76TH WAY, WILDWOOD, FL 34785		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built	1974	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$7,440.00
Market Value	\$27,890.00
Assessed Value	\$26,470.00
Total Taxable Value	\$26,470.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/2011	2525/217	FJ	I (U)	\$0.00	NOELL ANNA MARIE
12/2004	1320/677	WD	I (Q)	\$35,000.00	NOELL TIMOTHY S & ANNA MARIE
08/1993	491/69	WD	I (U)	\$100.00	SIGLER VANESSA L
06/1986	325/397	WD	I (U)	\$40,100.00	SIGLER VANESSA L
08/1979	219/597	WD	I (U)	\$25,000.00	SIGLER VANESSA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1974	BAS=1440 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (D100M)	0.42 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	MISC Flat Value (MISC)	1.00 ()	1977
3	MISC Flat Value (MISC)	1.00 ()	1977
4	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0366

Name: NOELL, ANNA MARIE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 11/25/2019 KV	50.00
CNV Inspection 11/04/2019 KV	50.00
Initial Inspection 10/15/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/16/2019

File #: CE2019-0366

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 4771 NE 76TH WAY, Wildwood, FL 34785
Parcel #: G23-040 Section/Township/Range: 231923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT
TO POB LESS W 17 FT THEREOF

The violation(s) is(are) as follows:

CE2019-0366

Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

You are being notified a violation exists on your property and your next inspection will be November 04, 2019.

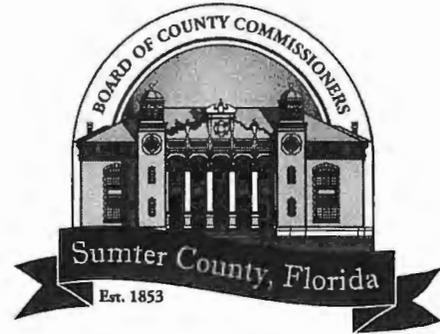
Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

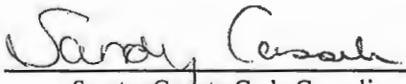
File #: CE2019-0366

NOELL, ANNA MARIE
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

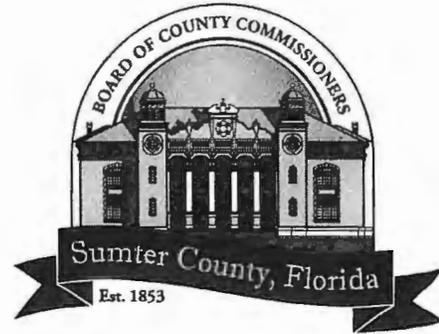
91 7199 9991 7039 6360 0873

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0366

vs.

NOELL, ANNA MARIE (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):
CE2019-0366
Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

2. Property Owner(s):
NOELL, ANNA MARIE

3. Location of Violation: 4771 NE 76TH WAY, Wildwood, FL 34785

4. Legal Description of Property where violation exists:
Parcel #: G23-040 Section/Township/Range: 231923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO
POB LESS W 17 FT THEREOF

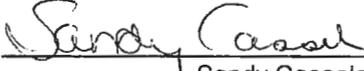
5. Date Violation first Observed: 10/15/2019

6. Date Property owner issued notice of violation: 11/5/2019

7. Date of Notice of Violation Inspection: 11/25/2019

The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

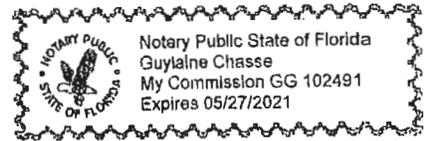


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the
Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.

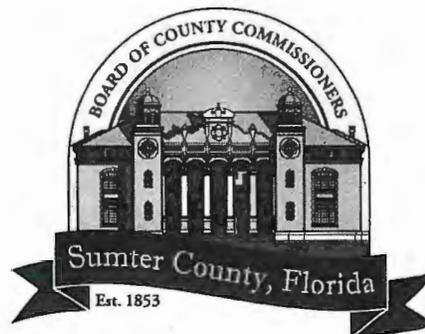


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/5/2019

File #: CE2019-0366

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 4771 NE 76TH WAY, Wildwood, FL 34785

Parcel #: G23-040 Section/Township/Range: 231923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT
TO POB LESS W 17 FT THEREOF

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0366

Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

Failure to correct the above violations before November 25, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 0040

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0366

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

Sumter County Property Appraiser

updated: 10/14/2019

PARCEL ID: G23-040

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	NOELL ANNA MARIE		
Site Address	4771 NE 76TH WAY, WILDWOOD, FL 34785		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built	1974	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$7,440.00
Market Value	\$27,890.00
Assessed Value	\$26,470.00
Total Taxable Value	\$26,470.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/2011	2525/217	FJ	I (U)	\$0.00	NOELL ANNA MARIE
12/2004	1320/677	WD	I (Q)	\$35,000.00	NOELL TIMOTHY S & ANNA MARIE
08/1993	491/69	WD	I (U)	\$100.00	SIGLER VANESSA L
06/1986	325/397	WD	I (U)	\$40,100.00	SIGLER VANESSA L
06/1979	219/597	WD	I (U)	\$25,000.00	SIGLER VANESSA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1974	BAS=1440 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (0100M)	0.42 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	MISC Flat Value (MISC)	1.00 ()	1977
3	MISC Flat Value (MISC)	1.00 ()	1977
4	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/14/2019

Result: 1 of 1

DISCLAIMER

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Board of County Commiss
 Sumter County, Florida
Development Services Depart
 7375 Powell Road Suite 1
 Wildwood, Florida 34785

CERTIFIED MAIL



91 7199 9991 7039 6360 0040



U.S. POSTAGE PITNEY BOWES

 ZIP 34785 \$ 005.60⁰
 02 4W
 0000363839 NOV 05 2019

RECEIVED

DEC 27 2019

Sumter County
 Development Services

CU
 11-6

NIXIE 339 DE 1 0012/24/19

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

UNC BC: 34785420399 *1301-02484-06-01

34785420399

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
 Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/5/2019

File #: CE2019-0366

ANNA MARIE NOELL
 3731 N US HIGHWAY 301
 WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We have requested you to correct the Sumter County Code violations on your property located at:

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0370 OR 1671 PG 384 Zoning: RR

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: BLUE, CROSS CONSTRUCTION INC
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F29C008

What is the Property Address? 3169 CR 431 N, Lake Panasoffkee, FL 33538

When did this case begin? 10/22/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0370
2009 I.P.M.C.
108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

CE2019-0370
2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: F29C008

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

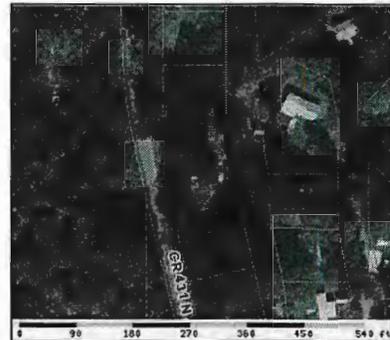
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BLUE CROSS CONSTRUCTION INC		
Site Address	3169 CR 431N, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 606, GROVELAND, FL 34736		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	29/19/22	Neighborhood	5012
Year Built	1972	Tax District	County (1001)
Heated Area	504 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. BEG AT NW COR BLK I MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 106 FT TO WATERS OF CANAL N 5 DEG 37 MIN 25 SEC W 85.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB KNOWN AS LOTS 8 & 9 REGISTERS UNPLATTED SUBD		

GIS Aerial



Property & Assessment Values

Land Value	\$13,290.00
Market Value	\$27,290.00
Assessed Value	\$27,290.00
Total Taxable Value	\$27,290.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2019	3541/174	WD	I (Q)	\$22,000.00	BLUE CROSS CONSTRUCTION INC
07/2018	3442/741	QC	I (U)	\$100.00	SNELGROVE CATHERINE C
04/2006	1671/384	QC	I (U)	\$100.00	WINNINGHAM RICHARD E
08/1996	603/76	WD	I (Q)	\$29,000.00	SAMMONS ROY H
03/1973	139/144	WD	I (Q)	\$4,900.00	SAMMONS ROY H
07/1972	130/428	AA	V (U)	\$100.00	SAMMONS ROY H
04/1972	128/236	AA	V (Q)	\$2,700.00	SAMMONS ROY H
02/1972	126/403	AA	V (Q)	\$2,700.00	SAMMONS ROY H

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 100 (R1)	Wall Type 1	1972	BAS=504 SF OP=59 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	85.00 Front Feet	85.00	200.00
2	Lk Pana (5003R)	65.00 Front Feet	65.00	200.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 2 (PC2)	1.00 (10.00 x 50.00)	1980
2	Carport/Open Porch 2 (PC2)	1.00 (10.00 x 4.00)	1980
3	Enclosed Room (CAB1)	1.00 (36.00 x 14.00)	1980

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0370

Name: BLUE, CROSS CONSTRUCTION INC

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/03/2019 KV	50.00
CNV Inspection 11/12/2019 KV	50.00
Initial Inspection 10/22/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/23/2019

File #: CE2019-0370

CROSS CONSTRUCTION INC BLUE
PO BOX 606
GROVELAND, FL 34736

Dear CROSS CONSTRUCTION INC BLUE:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 3169 CR 431 N, Lake Panasoffkee, FL 33538

Parcel #: F29C008 Section/Township/Range: 291922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR BLK I MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 105 FT TO WATERS OF CANAL N 5 DEG 37 MIN 25 SEC W 85.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB

The violation(s) is(are) as follows:

CE2019-0370

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

CE2019-0370

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

You are being notified a violation exists on your property and your next inspection will be November 12, 2019.

Thank you for your attention in this matter.

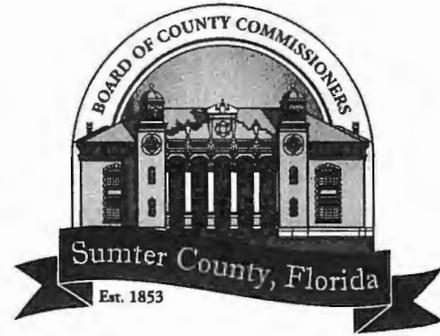
Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large initial 'S'.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

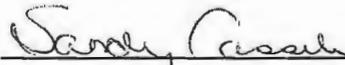
File #: CE2019-0370

BLUE, CROSS CONSTRUCTION INC
PO BOX 606
GROVELAND, FL 34736

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

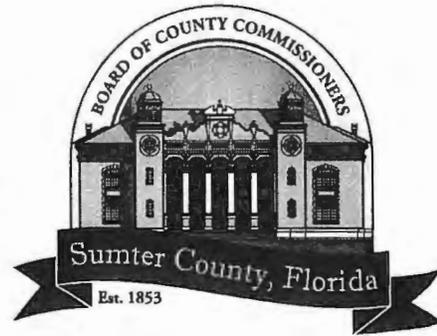
91 7199 9991 7039 6360 0897

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0370

vs.

BLUE, CROSS CONSTRUCTION INC (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0370

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

2. Property Owner(s):

BLUE, CROSS CONSTRUCTION INC

3. Location of Violation: 3169 CR 431 N, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F29C008

Section/Township/Range: 291922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT NW COR BLK I MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 105 FT TO WATERS OF CANAL N 5 DEG 37 MIN 25 SEC W 85.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB KNOWN AS LOTS 8 & 9

5. Date Violation first Observed: 10/22/2019

6. Date Property owner issued notice of violation: 11/13/2019

7. Date of Notice of Violation Inspection: 12/3/2019

The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

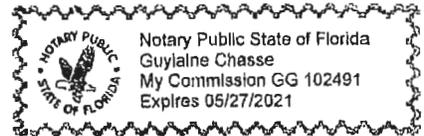
Sandy Cassels

Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.

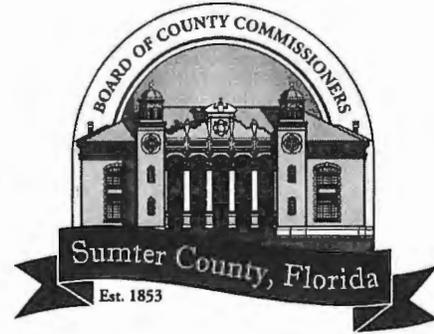
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NOTARY PUBLIC



**Board of County Commissioners
Sumter County, Florida**

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/13/2019

File #: CE2019-0370

CROSS CONSTRUCTION INC BLUE
PO BOX 606
GROVELAND, FL 34736

Dear CROSS CONSTRUCTION INC BLUE:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 3169 CR 431 N, Lake Panasoffkee, FL 33538

Parcel #: F29C008 Section/Township/Range: 291922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR BLK I MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 105 FT TO WATERS OF CANAL N 5 DEG 37 MIN 25 SEC W 85.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0370

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Failure to correct the above violations before December 02, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 0132

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0370

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

Sumter County Property Appraiser

updated: 10/24/2019

PARCEL ID: F29C008

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BLUE CROSS CONSTRUCTION INC		
Site Address	3169 CR 431N, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 606, GROVELAND, FL 34736		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	29/19/22	Neighborhood	5012
Year Built	1972	Tax District	County (1001)
Heated Area	504 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT NW COR BLK1 MAGNOLIA SHORES SUBDRUN S 615 FT FOR POB RUN S 70.45 FT S 12 DEG 20 MIN E 100 FT N 77 DEG 40 MIN E 106 FT TO WATERS OF CANAL N 5 DEG 37 MIN 26 SEC W 65.58 FT ALONG SAID WATERS N 5 DEG 14 MIN 17 SEC W 60.79 FT ALONG SAID WATERS W 110 FT TO POB KNOWN AS LOTS 8 & 9 REGISTERS UNPLATTED SUBD			

GIS Aerial



Property & Assessment Values

Land Value	\$13,290.00
Market Value	\$27,290.00
Assessed Value	\$27,290.00
Total Taxable Value	\$27,290.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2019	3541/174	WD	I (Q)	\$22,000.00	BLUE CROSS CONSTRUCTION INC
07/2018	3442/741	QC	I (U)	\$100.00	SNELGROVE CATHERINE C
04/2006	1671/384	QC	I (U)	\$100.00	WINNINGHAM RICHARD E
08/1996	603/76	WD	I (Q)	\$29,000.00	SAMMONS ROY H
03/1973	139/144	WD	I (Q)	\$4,900.00	SAMMONS ROY H
07/1972	130/428	AA	V (U)	\$100.00	SAMMONS ROY H
04/1972	128/236	AA	V (Q)	\$2,700.00	SAMMONS ROY H
02/1972	126/403	AA	V (Q)	\$2,700.00	SAMMONS ROY H

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 100 (R1)	Wall Type 1	1972	BAS=504 SF OP=59 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	85.00 Front Feet	85.00	200.00
2	Lk Pana (5003R)	65.00 Front Feet	65.00	200.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carpport/Open Porch 2 (PC2)	1.00 (10.00 x 50.00)	1980
2	Carpport/Open Porch 2 (PC2)	1.00 (10.00 x 4.00)	1980
3	Enclosed Room (CAB1)	1.00 (35.00 x 14.00)	1980

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/24/2019

Result: 1 of 1

DISCLAIMER

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Notice:

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Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0378 OR 2052 PG 808 Zoning: R6M

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: JOHNSON, DAVID M & AMANDA G

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Croom Parcel #: R12C314

What is the Property Address? 11546 CR 675 W, Webster, FL 33597

When did this case begin? 10/23/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0378

2009 I.P.M.C.

108.1.1 Unsafe structures.

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(10/24/2019 3:30 PM KV)

Property was posted as unsafe on 23 Oct 19.

CE2019-0378

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: R12C314

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	JOHNSON DAVID M & AMANDA G		
Site Address	11546 CR 675W, WEBSTER, FL 33597		
Mail Address	11546 CR 675W, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1994	Tax District	County (1001)
Heated Area	1232 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3		

GIS Aerial



Property & Assessment Values

Land Value	\$4,210.00
Market Value	\$54,470.00
Assessed Value	\$54,470.00
Total Taxable Value	\$0.00
Exemptions	82 - \$54,470

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/U (Qual)	Sale Price	Grantor
03/2009	2052/805	WD	I (Q)	\$55,000.00	JOHNSON DAVID M & AMANDA G
06/2008	1962/449	QC	I (U)	\$100.00	MACDONNELL MARGUERITE A &
02/2002	948/288	WD	V (Q)	\$6,000.00	MACDONNELL MARGUERITE A
05/2001	882/720	WD	V (U)	\$8,000.00	AMERICAN CONSTRUCTION &
02/2001	861/436	QC	V (U)	\$100.00	HUBBARD WALLACE S
10/1998	711/428	WD	V (Q)	\$6,900.00	VERDEJA DANIEL JR
08/1998	711/472	QC	V (U)	\$100.00	VERDEJA DANIEL JR
08/1998	711/473	QC	V (U)	\$100.00	VERDEJA DANIEL JR
05/1978	202/309	WD	I (Q)	\$2,000.00	VERDEJA DANIEL JR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	1994	BAS=1232 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Crookmacoochee Woods (9415M)	50.00 Front Feet	50.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0378

Name: JOHNSON, DAVID M & AMANDA G

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/04/2019 KV	50.00
CNV Inspection 11/13/2019 KV	50.00
Initial Inspection 10/23/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/25/2019

File #: CE2019-0378

DAVID M & AMANDA G JOHNSON
11546 CR 675W
WEBSTER, FL 33597

Dear DAVID M & AMANDA G JOHNSON:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 11546 CR 675 W, Webster, FL 33597
Parcel #: R12C314 Section/Township/Range: 122221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3

The violation(s) is(are) as follows:

CE2019-0378

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(10/24/2019 3:30 PM KV)

Property was posted as unsafe on 23 Oct 19.

CE2019-0378

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

You are being notified a violation exists on your property and your next inspection will be .

Thank you for your attention in this matter.

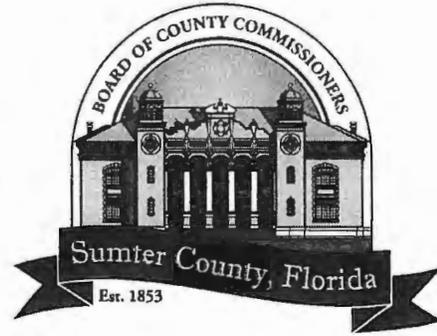
Sincerely,

A handwritten signature in blue ink that reads "Sandy Cassels". The signature is written in a cursive style with a large initial 'S'.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

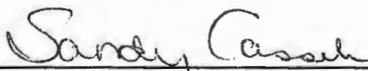
File #: CE2019-0378

JOHNSON, DAVID M & AMANDA G
11546 CR 675W
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 0903

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0378

vs.

JOHNSON, DAVID M & AMANDA G (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0378

2009 I.P.M.C.

108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(10/24/2019 3:30 PM KV)

Property was posted as unsafe on 23 Oct 19.

CE2019-0378

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

2. Property Owner(s):

JOHNSON, DAVID M & AMANDA G

3. Location of Violation: 11546 CR 675 W, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: R12C314

Section/Township/Range: 122221

Subdivision:

Tract:

Block: Lot(s):
Legal Description (partial):
LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3

5. Date Violation first Observed: 10/23/2019
6. Date Property owner issued notice of violation: 11/14/2019
7. Date of Notice of Violation Inspection: 12/4/2019

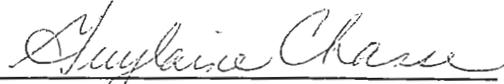
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

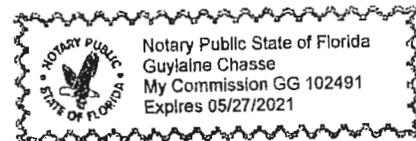


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.

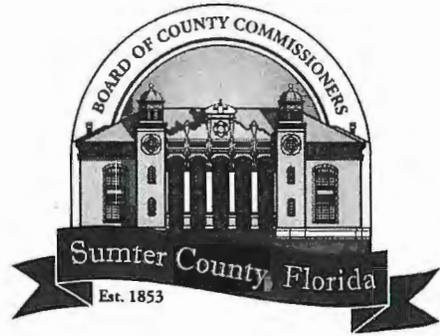


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/14/2019

File #: CE2019-0378

DAVID M & AMANDA G JOHNSON
11546 CR 675W
WEBSTER, FL 33597

Dear DAVID M & AMANDA G JOHNSON:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 11546 CR 675 W, Webster, FL 33597
Parcel #: R12C314 Section/Township/Range: 122221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0378
2009 I.P.M.C.
108.1.1 Unsafe structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

(10/24/2019 3:30 PM KV)
Property was posted as unsafe on 23 Oct 19.

CE2019-0378
2009 I.P.M.C.
108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Failure to correct the above violations before December 02, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

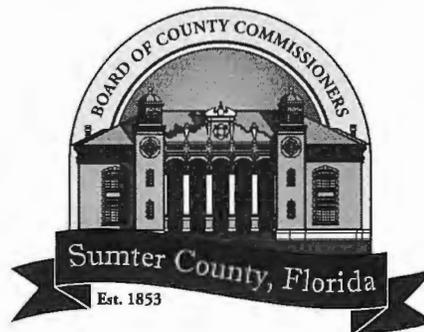
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0378

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0378

vs.

JOHNSON, DAVID M & AMANDA G (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 11546 CR 675 W, Webster, FL 33597

Section/Township/Range: 122221

Subdivision:

Tract:

Block:

Lot(s):

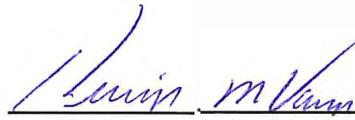
Legal Description (partial):

LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.

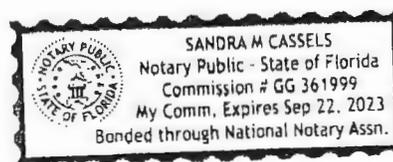


Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.



NOTARY PUBLIC



Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: R12C314

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	JOHNSON DAVID M & AMANDA G		
Site Address	11546 CR 675W, WEBSTER, FL 33597		
Mail Address	11546 CR 675W, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1994	Tax District	County (1001)
Heated Area	1232 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 14 BLOCK D THE WOODS SUBD PLAT BOOK 4 PAGES 2 & 3			

GIS Aerial



Property & Assessment Values

Land Value	\$4,210.00
Market Value	\$54,470.00
Assessed Value	\$54,470.00
Total Taxable Value	\$0.00
Exemptions	82 - \$54,470

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2009	2052/808	WD	I (Q)	\$55,000.00	JOHNSON DAVID M & AMANDA G
06/2008	1962/449	QC	I (U)	\$100.00	MACDONNELL MARGUERITE A &
02/2002	948/288	WD	V (Q)	\$6,000.00	MACDONNELL MARGUERITE A
05/2001	882/720	WD	V (U)	\$8,000.00	AMERICAN CONSTRUCTION &
02/2001	861/436	QC	V (U)	\$100.00	HUBBARD WALLACE S
10/1998	711/428	WD	V (Q)	\$6,900.00	VERDEJA DANIEL JR
08/1998	711/472	QC	V (U)	\$100.00	VERDEJA DANIEL JR
08/1998	711/473	QC	V (U)	\$100.00	VERDEJA DANIEL JR
05/1978	202/309	WD	I (Q)	\$2,000.00	VERDEJA DANIEL JR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	1994	BAS=1232 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee Woods (9415M)	50.00 Front Feet	50.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

File #: CE2019-0378

JOHNSON, DAVID M & AMANDA G
11546 CR 675W
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/20/2020 at 9:00 AM in the Board of County Commissioners Meeting Room.

CERTIFIED MAIL



Board of County Commiss
Sumter County, Florida
Development Services Depart
7375 Powell Road Suite 11
Wildwood, Florida 34785



91 7199 9991 7039 6360 0903



U.S. POSTAGE PITNEY BOWES
ZIP 34785 \$ 005.60⁰
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RECEIVED

JAN 07 2020

Sumter County
Development Services

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34785-4283

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RETURN TO SENDER
JOHNSON
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 34785420399 *1301-01486-31-46

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/14/2019

File #: CE2019-0378

DAVID M & AMANDA G JOHNSON
11546 CR 675W
WEBSTER, FL 33597

Dear DAVID M & AMANDA G JOHNSON:

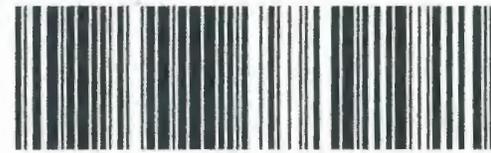
We have requested you to correct the Sumter County Code violations on your property located at:

Address: 11546 CR 675 W, Webster, FL 33597

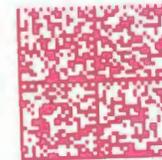
CERTIFIED MAIL



Board of County Commiss
Sumter County, Florida
Development Services Depart
7375 Powell Road Suite 1
Wildwood, Florida 34785



91 7199 9991 7039 6360 0286



U.S. POSTAGE >> PITNEY BOWES
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RECEIVED

NOV 19 2019

Sumter County
Development Services

NOV 18 2019

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JOHNSON
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RETURN TO SENDER
BC: 34785420399 *1301-02075-14-44

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Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/14/2019

File #: CE2019-0378

DAVID M & AMANDA G JOHNSON
11546 CR 675W
WEBSTER, FL 33597

Dear DAVID M & AMANDA G JOHNSON:

We have requested you to correct the Sumter County Code violations on your property located at:



Board of County Commissioners
Sumter County, Florida
Development Services Department
7375 Powell Road Suite 115
Wildwood, Florida 34785



U.S. POSTAGE PITNEY BOWES

ZIP 34785 \$ 000.50⁰
02 4W
0000363839 NOV 14 2019

RECEIVED

NOV 19 2019

Sumter County
Development Services

339 NFE 1 91810011/14/19
RETURN TO SENDER
JOHNSON
MOVED LEFT NO ADDRESS
UNABLE TO FORWARD
RETURN TO SENDER
BC: 34785420340 1301-01973-14-44

3395974781274306

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0382 OR 1036 PG 59 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: FLORIDA, TAX LIEN ASSETS IV LLC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/17/20

What is the General Location of this property? Croom Parcel #: R14B013

What is the Property Address? 12544 CR 685, Webster, FL 33597

When did this case begin? 10/29/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0382
2009 I.P.M.C.
303.1 Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

CE2019-0382
2009 I.P.M.C.
303.2 Enclosures.
Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE2019-0382

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0382
FBC Section 105 Permits [A] 105.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/17/2020

When was the last time you visited the property? 1/17/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: R14B013

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

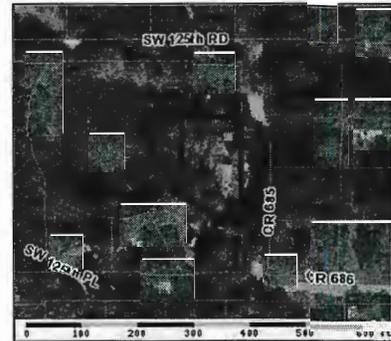
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result 1 of 1

Owner & Property Info

Owner's Name	FLORIDA TAX LIEN ASSETS IV LLC		
Site Address	12544 CR 685, WEBSTER, FL 33597		
Mail Address	PO BOX 830539, BIRMINGHAM, AL 35283		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	14/22/21	Neighborhood	9410
Year Built	1971	Tax District	County (1001)
Heated Area	816 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 2 & 3 BLK B CROOMACOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22 LESS BEG AT NE COR LOT 2 RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SELY TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$75,540.00
Assessed Value	\$71,420.00
Total Taxable Value	\$71,420.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
12/2017	3372/447	TD	I (U)	\$4,800.00	FLORIDA TAX LIEN ASSETS IV LLC
08/2009	2115/442	CT	I (U)	\$0.00	SMITH CHARLES W
01/2009	2154/456	WD	I (U)	\$45,000.00	GIBSON MIKE & JILL I
01/2003	1036/059	WD	I (Q)	\$55,900.00	THE BANK OF NEW YORK MELLON
12/1999	781/627	WD	I (Q)	\$40,000.00	SEESE A.E. A/K/A ANDREW E
11/1980	238/135	WD	I (Q)	\$40,000.00	MILLARD ARTHUR & DOROTHY
08/1970	111/647	WD	I (Q)	\$300.00	MILLARD ARTHUR & DOROTHY

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1971	BAS=816 SF CPF=108 SF GAR=187 SF OP=14 SF SP=86 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee (9008R)	200.00 Front Feet	200.00	131.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

10.00 Rec
51.80 Doc
61.80

The area above this line is for the use of the recording official

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202060002077 Date: 01/14/2020 Time: 4:16PM
Page 1 of 1 B: 3688 P: 358 By: ER
Doc Stamp-Deed: 51.80

This instrument was prepared by:
Kite Tax Lien Capital, LLC, Alicia Renz
2055 US Highway 1
Vero Beach, FL 32960

And return to: ✓
Kite Tax Lien Capital, LLC
2055 US Highway 1
Vero Beach FL 32960

[Space Above This Line For Recording Data]

QuitClaim Deed

This QuitClaim Deed made this 6th day of January, 2020 between **Florida Tax Lien Assets IV LLC a Florida Limited Liability Company**, whose address is 2055 US Highway 1 Vero Beach, FL 32960, Grantor, and **Claude Hendry**, whose mailing address is 128 Aiken Street., Saint Augustine, FL 32084, Grantee.

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum \$7,400.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

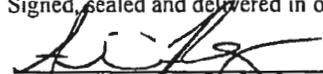
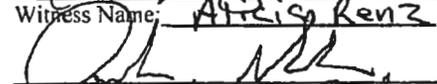
LEGAL DESCRIPTION: LOTS 2 & 3 BLK B CROOMACOOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22
LESS BEG AT NE COR LOT 2 RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SE/LY TO POB
PROPERTY ADDRESS: 12544 CR 685, Webster, FL 33597
PARCEL ID: R14B013

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor's.

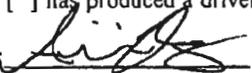
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:


Witness Name: Alicia Renz

Witness Name: Andrew Sechan


Name: Kelly P Kite Jr, as Manager

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me this 6th day of January, 2020 by Kelly P Kite Jr. He/she is personally known to me or [] has produced a driver's license as identification.
[Notary Seal]

Notary Public: 

Printed Name: Alicia Renz

My Commission Expires: 04/08/2023



STATE OF FLORIDA, COUNTY OF SUMNER
Lisa J. Kelly, Clerk of Court and
Recording Officer and Notary Public
Gloria R. Hayward, Clerk of Court
by 
County Clerk
Date: 1-22-2020

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0382

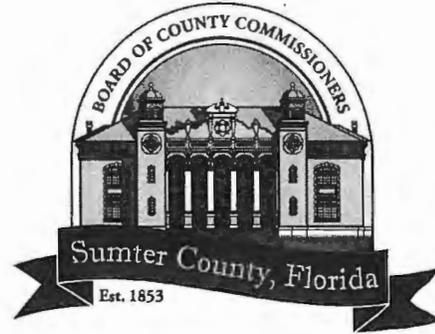
Name: FLORIDA, TAX LIEN ASSETS IV LLC

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/17/2020 KV	50.00
NOV Inspection 12/10/2019 KV	50.00
CNV Inspection 11/20/2019 KV	50.00
Initial Inspection 10/29/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/30/2019

File #: CE2019-0382

TAX LIEN ASSETS IV LLC FLORIDA
PO BOX 830539
BIRMINGHAM, AL 35283

Dear TAX LIEN ASSETS IV LLC FLORIDA:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 12544 CR 685, Webster, FL 33597
Parcel #: R14B013 Section/Township/Range: 142221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 2 & 3 BLK B CROOMACOOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22 LESS BEG AT NE COR LOT
2 RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SE/LY TO POB

The violation(s) is(are) as follows:

CE2019-0382
2009 I.P.M.C.
303.1 Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

CE2019-0382
2009 I.P.M.C.
303.2 Enclosures.
Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE2019-0382

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0382

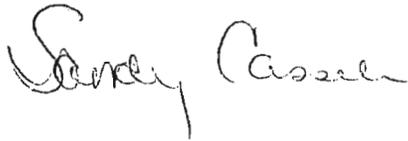
FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

You are being notified a violation exists on your property and your next inspection will be November 20, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

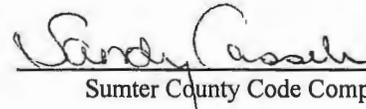
File #: CE2019-0382

FLORIDA, TAX LIEN ASSETS IV LLC
PO BOX 830539
BIRMINGHAM, AL 35283

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

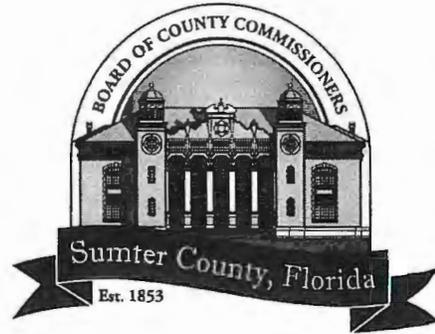
91 7199 9991 7039 6360 0910

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0382

vs.

FLORIDA, TAX LIEN ASSETS IV LLC (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0382

2009 I.P.M.C.

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

CE2019-0382

2009 I.P.M.C.

303.2 Enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE2019-0382

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0382

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0382

vs.

FLORIDA, TAX LIEN ASSETS IV LLC (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Friday, January 17, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 12544 CR 685, Webster, FL 33597

Section/Township/Range: 142221

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 2 & 3 BLK B CROOMACOOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22 LESS BEG AT NE COR LOT 2
RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SE/LY TO POB

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, January 17, 2020.

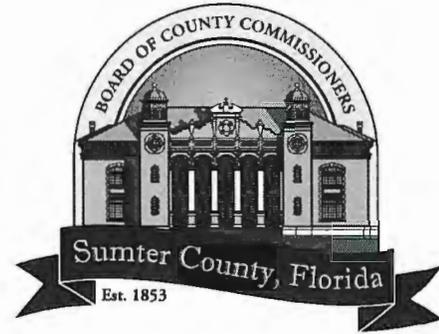
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 17th day of January, 2020.

NOTARY PUBLIC

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/22/2019

File #: CE2019-0382

TAX LIEN ASSETS IV LLC FLORIDA
PO BOX 830539
BIRMINGHAM, AL 35283

Dear TAX LIEN ASSETS IV LLC FLORIDA:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 12544 CR 685, Webster, FL 33597

Parcel #: R14B013 Section/Township/Range: 142221

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 2 & 3 BLK B CROOMACOOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22 LESS BEG AT NE COR LOT
2 RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SE/LY TO POB

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0382

2009 I.P.M.C.

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

CE2019-0382

2009 I.P.M.C.

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CE2019-0382

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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CE2019-0382

FBC Section 105 Permits [A] 105.1 Required.

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Failure to correct the above violations before , will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, flowing style.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0382

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 10/24/2019

PARCEL ID: R148013

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	FLORIDA TAX LIEN ASSETS IV LLC		
Site Address	12544 CR 685, WEBSTER, FL 33597		
Mail Address	PO BOX 830539, BIRMINGHAM, AL 35283		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	14/22/21	Neighborhood	9410
Year Built	1971	Tax District	County (1001)
Heated Area	816 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 2 & 3 BLK B CROOMACOOCHEE EST UNIT 1 PLAT BOOK 3 PAGE 22 LESS BEG AT NE COR LOT 2 RUN W 106.5 FT N 39 DEG 23 MIN W 17 FT SE LY TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$75,540.00
Assessed Value	\$71,420.00
Total Taxable Value	\$71,420.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
12/2017	3372/447	TD	I (U)	\$4,800.00	FLORIDA TAX LIEN ASSETS IV LLC
08/2009	2115/442	CT	I (U)	\$0.00	SMITH CHARLES W
01/2009	2154/456	WD	I (U)	\$45,000.00	GIBSON MIKE & JILL I
01/2003	1036/059	WD	I (Q)	\$55,900.00	THE BANK OF NEW YORK MELLON
12/1999	781/627	WD	I (Q)	\$40,000.00	SEESE A.E. A/K/A ANDREW E
11/1980	238/135	WD	I (Q)	\$40,000.00	MILLARD ARTHUR & DOROTHY
08/1970	111/647	WD	I (Q)	\$300.00	MILLARD ARTHUR & DOROTHY

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1971	BAS=816 SF CPF=108 SF GAR=187 SF OP=14 SF SP=B6 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee (9008R)	200.00 Front Feet	200.00	131.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/24/2019

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0383 OR 710 PG 616 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: LOVEALL, RONALD & KIMBERLY

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? _____ Parcel #: N32-046

What is the Property Address? 9582 S US 301, Bushnell, FL 33513

When did this case begin? 10/29/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0383

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0383

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: N32-046

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

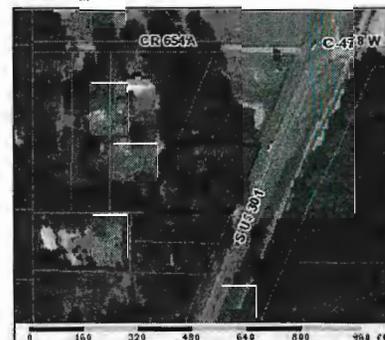
Parcel List Generator Retrieves Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	LOVEALL RONALD & KIMBERLY		
Site Address	9582 S US 301, BUSHNELL, FL 33513		
Mail Address	9582 S US 301, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	32/21/22	Neighborhood	1004
Year Built	2002	Tax District	County (1001)
Heated Area	2128 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32 TWP 21 RNG 22 RUN E ALONG THE N LINE OF SAID NW1/4 OF SW1/4 541.45 FT TO POB E 250 FT TO WLY RW OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID WLY RW 521.23 FT W 250 FT N 23 DEG 25 MIN 31 SEC E 521.23 FT TO POB LESS CR 654-A			

GIS Aeria!



Property & Assessment Values

Land Value	\$14,240.00
Market Value	\$111,420.00
Assessed Value	\$86,410.00
Total Taxable Value	\$36,410.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
04/2016	3126/179	WD	I (Q)	\$50,500.00	LOVEALL RONALD & KIMBERLY
10/2015	3023/725	QC	I (U)	\$100.00	ARLP RED I LLC
02/2015	2919/434	CT	I (U)	\$100.00	SCHRAM CHRISTINE R & BETTY L
02/2015	2951/146	CT	I (U)	\$0.00	CHRISTIANA TRUST
01/2011	2276/508	DC	I (U)	\$0.00	SCHRAM CHRISTINE R.
08/1998	701/518	WD	V (Q)	\$8,000.00	SCHRAM TERRY L
02/1998	676/773	DC	V (U)	\$0.00	SCHRAM TERRY L
05/1997	638/46	WD	V (U)	\$100.00	SCHRAM TERRY L
01/1993	475/616	WD	V (U)	\$100.00	SCHRAM TERRY L
01/1993	710/663	WD	V (U)	\$100.00	SCHRAM TERRY L
05/1992	455/376	WD	V (U)	\$100.00	SCHRAM TERRY L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	2002	BAS=2128 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 1.1-2 AC (D102M)	1.26 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (8.00 x 16.00)	2000
3	Carport/Open Porch 1 (PC1)	1.00 (10.00 x 15.00)	2015

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0383

Name: LOVEALL, RONALD & KIMBERLY

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/10/2019 KV	50.00
CNV Inspection 11/21/2019 KV	50.00
Initial Inspection 10/29/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/30/2019

File #: CE2019-0383

RONALD & KIMBERLY LOVEALL
9582 S US 301
BUSHNELL, FL 33513

Dear RONALD & KIMBERLY LOVEALL:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 9582 S US 301, Bushnell, FL 33513

Parcel #: N32-046 Section/Township/Range: 322122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32 TWP 21 RNG 22 RUN E ALONG THE N LINE OF SAID NW1/4 OF SW1/4 541.45 FT TO POB E 250 FT TO W/LY R/W OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID W/LY R/W 521.23 FT W

The violation(s) is(are) as follows:

CE2019-0383

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0383

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

You are being notified a violation exists on your property and your next inspection will be November 21, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

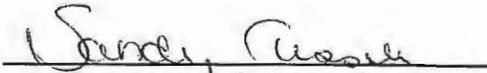
File #: CE2019-0383

LOVEALL, RONALD & KIMBERLY
9582 S US 301
BUSHNELL, FL 33513

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.


Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

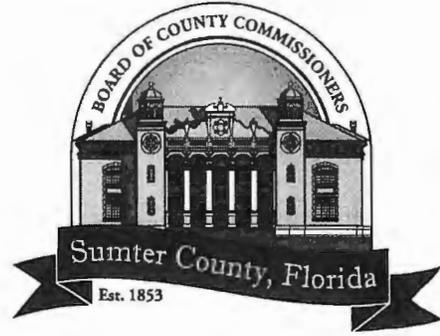
SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0383

vs.

LOVEALL, RONALD & KIMBERLY (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0383

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0383

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

2. Property Owner(s):

LOVEALL, RONALD & KIMBERLY

3. Location of Violation: 9582 S US 301, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N32-046 Section/Township/Range: 322122

Subdivision: Tract:

Block: Lot(s):

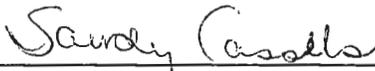
Legal Description (partial):

THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32 TWP 21 RNG 22 RUN E ALONG THE N LINE OF SAID NW1/4 OF SW1/4 541.45 FT TO POB E 250 FT TO W/LY R/W OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID W/LY R/W 521.23 FT W 250 FT N 23 DEG 25 MIN

- 5. Date Violation first Observed: 10/29/2019
- 6. Date Property owner issued notice of violation: 11/22/2019
- 7. Date of Notice of Violation Inspection: 12/10/2019

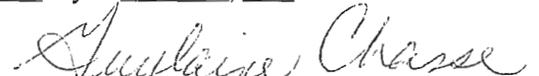
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

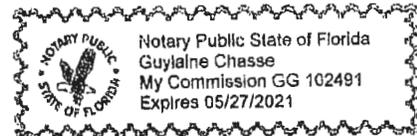


Sandy Cassels

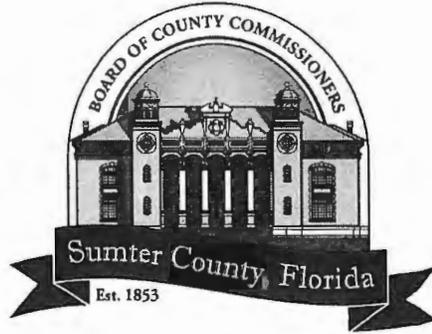
Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



**Board of County Commissioners
Sumter County, Florida**



7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

NOTICE OF VIOLATION

11/22/2019

File #: CE2019-0383

RONALD & KIMBERLY LOVEALL
9582 S US 301
BUSHNELL, FL 33513

Dear RONALD & KIMBERLY LOVEALL:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 9582 S US 301, Bushnell, FL 33513

Parcel #: N32-046 Section/Township/Range: 322122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32
TWP 21 RNG 22 RUN E ALONG THE N LINE OF SAID NW1/4 OF SW1/4 541.45 FT TO POB E 250 FT TO
W/LY R/W OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID W/LY R/W 521.23 FT W 250

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0383

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0383

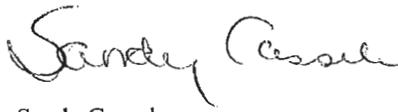
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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91 7199 9991 7039 6360 0446

Failure to correct the above violations before December 10, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

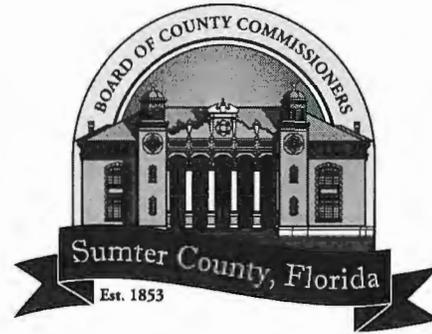
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0383

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0383

vs.

LOVEALL, RONALD & KIMBERLY (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 9582 S US 301, Bushnell, FL 33513

Section/Township/Range: 322122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32
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R/W OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID W/LY R/W 521.23 FT W 250 FT N 23

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

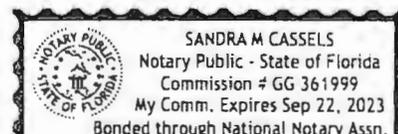
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.

NOTARY PUBLIC



Sumter County Property Appraiser

updated: 10/24/2019

PARCEL ID: N32-046

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	LOVEALL RONALD & KIMBERLY		
Site Address	9582 S US 301, BUSHNELL, FL 33513		
Mail Address	9582 S US 301, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	32/21/22	Neighborhood	1004
Year Built	2002	Tax District	County (1001)
Heated Area	2128 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE S 220 FT OF THE FOLLOWING DESCRIBED COM AT THE NW COR OF NW1/4 OF SW1/4 OF SEC 32 TWP 21 RNG 22 RUN E ALONG THE N LINE OF SAID NW1/4 OF SW1/4 541.45 FT TO POB E 250 FT TO WILY RW OF US HWY 301 RUN S 23 DEG 25 MIN 31 SEC W ALONG SAID WILY RW 621.23 FT W 250 FT N 23 DEG 25 MIN 31 SEC E 521.23 FT TO POB LESS CR 654-A			

GIS Aerial



Property & Assessment Values

Land Value	\$14,240.00
Market Value	\$111,420.00
Assessed Value	\$86,410.00
Total Taxable Value	\$36,410.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
04/2016	3126/179	WD	I (Q)	\$50,500.00	LOVEALL RONALD & KIMBERLY
10/2015	3023/725	QC	I (U)	\$100.00	ARLP REO I LLC
02/2015	2919/434	CT	I (U)	\$100.00	SCHRAM CHRISTINE R & BETTY L
02/2015	2951/146	CT	I (U)	\$0.00	CHRISTIANA TRUST
01/2011	2276/508	DC	I (U)	\$0.00	SCHRAM CHRISTINE R
08/1998	701/518	WD	V (Q)	\$8,000.00	SCHRAM TERRY L
02/1998	676/773	DC	V (U)	\$0.00	SCHRAM TERRY L
05/1997	638/46	WD	V (U)	\$100.00	SCHRAM TERRY L
01/1993	475/616	WD	V (U)	\$100.00	SCHRAM TERRY L
01/1993	710/663	WD	V (U)	\$100.00	SCHRAM TERRY L
05/1992	455/376	WD	V (U)	\$100.00	SCHRAM TERRY L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	2002	BAS=2128 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 1.1-2 AC (0102M)	1.26 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (8.00 x 16.00)	2000
3	Carport/Open Porch 1 (PC1)	1.00 (10.00 x 15.00)	2015

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/24/2019

Result: 1 of 1

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Notice:

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Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0389 OR 1115 PG 427 Zoning: R4C

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: ROBERTS, JOHNNIE L

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/17/20

What is the General Location of this property? _____ Parcel #: M30A083

What is the Property Address? 8607 CR 638, Bushnell, FL 33513

When did this case begin? 11/5/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0389

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0389

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0389

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

CE2019-0389

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/17/2020

When was the last time you visited the property? 1/17/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: M30A083

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	ROBERTS JOHNNIE L		
Site Address	8607 CR 638, BUSHNELL, FL 33513		
Mail Address	PO BOX 1612, DANDRIDGE, TN 37725		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/21/21	Neighborhood	4517
Year Built	1997	Tax District	County (1001)
Heated Area	784 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A			

GIS Aerial



Property & Assessment Values

Land Value	\$8,370.00
Market Value	\$29,680.00
Assessed Value	\$29,680.00
Total Taxable Value	\$29,680.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/2018	3422/777	WD	I (Q)	\$27,000.00	ROBERTS JOHNNIE L
10/2014	3376/620	CP	I (U)	\$0.00	LISTER SAVANAH L & WATTS DESIRE A (TIC)
11/2010	2259/275	WD	I (Q)	\$22,000.00	COMPTON VICTORIA E
03/2010	2179/493	DC	I (U)	\$0.00	DEVANNA ALICIA
08/2006	2168/793	QC	I (U)	\$100.00	WALSH ROBERT
09/2003	1115/427	WD	I (Q)	\$17,500.00	WALSH ROBERT
06/1997	637/364	WD	I (U)	\$8,600.00	FLISCH BETTY J
07/1976	177/191	NA	V (U)	\$0.00	FLISCH BETTY J
10/1973	146/210	WD	I (U)	\$3,000.00	WALSH ROBERT
04/1971	117/483	WD	I (U)	\$1,000.00	WALSH ROBERT
10/1967	88/345	WD	I (U)	\$895.00	WALSH ROBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1997	BAS=784 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nableton (4517M)	150.00 Front Feet	150.00	105.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0389

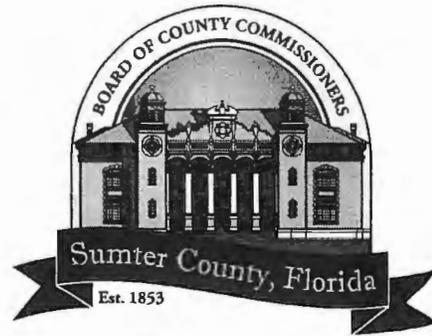
Name: ROBERTS, JOHNNIE L

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/17/2020 KV	50.00
NOV Inspection 12/11/2019 KV	50.00
CNV Inspection 11/22/2019 KV	50.00
Initial Inspection 11/05/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/6/2019

File #: CE2019-0389

JOHNNIE L ROBERTS
PO BOX 1612
DANDRIDGE, TN 37725

Dear JOHNNIE L ROBERTS:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 8607 CR 638, Bushnell, FL 33513

Parcel #: M30A083 Section/Township/Range: 302121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A

The violation(s) is(are) as follows:

CE2019-0389

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0389

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0389

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

CE2019-0389

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

You are being notified a violation exists on your property and your next inspection will be November 22, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

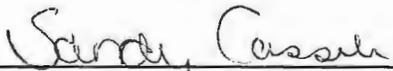
File #: CE2019-0389

ROBERTS, JOHNNIE L
PO BOX 1612
DANDRIDGE, TN 37725

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

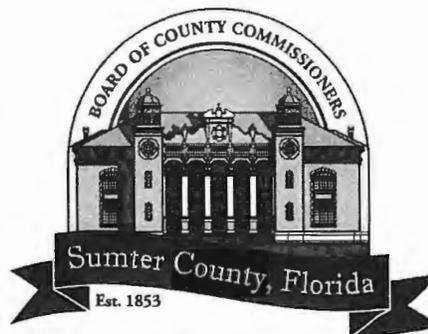
91 7199 9991 7039 6360 1627

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0389

vs.

ROBERTS, JOHNNIE L (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0389

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0389

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0389

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

CE2019-0389

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the

premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

2. Property Owner(s):

ROBERTS, JOHNNIE L

3. Location of Violation: 8607 CR 638, Bushnell, FL 33513

LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A

4. Legal Description of Property where violation exists:

Parcel #: M30A083 Section/Township/Range: 302121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A

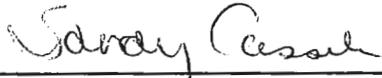
5. Date Violation first Observed: 11/5/2019

6. Date Property owner issued notice of violation: 11/25/2019

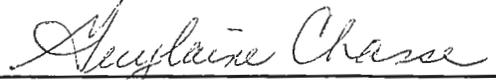
7. Date of Notice of Violation Inspection: 12/11/2019

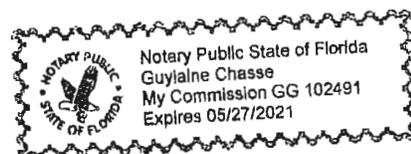
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/25/2019

File #: CE2019-0389

JOHNNIE L ROBERTS
PO BOX 1612
DANDRIDGE, TN 37725

Dear JOHNNIE L ROBERTS:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 8607 CR 638, Bushnell, FL 33513
Parcel #: M30A083 Section/Township/Range: 302121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG
34-34A

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0389

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0389

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CE2019-0389

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91 7199 9991 7039 6360 0460

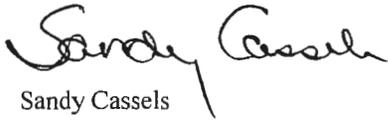
CE2019-0389

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Failure to correct the above violations before December 11, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, flowing style.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0389

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: M30A083

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	ROBERTS JOHNNIE L		
Site Address	8607 CR 638, BUSHNELL, FL 33513		
Mail Address	PO BOX 1612, DANDRIDGE, TN 37725		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/21/21	Neighborhood	4517
Year Built	1997	Tax District	County (1001)
Heated Area	784 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 83 JERRY TAYLOR LANDING & AN UNDIV INT IN LOT 32 JERRY TAYLOR LANDING PB 3 PG 34-34A			

GIS Aerial



Property & Assessment Values

Land Value	\$8,370.00
Market Value	\$29,680.00
Assessed Value	\$29,680.00
Total Taxable Value	\$29,680.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/2018	3422/777	WD	I (Q)	\$27,000.00	ROBERTS JOHNNIE L
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03/2010	2179/493	DC	I (U)	\$0.00	DEVANNA ALICIA
08/2006	2168/793	QC	I (U)	\$100.00	WALSH ROBERT
09/2003	1115/427	WD	I (Q)	\$17,500.00	WALSH ROBERT
06/1997	637/364	WD	I (U)	\$8,600.00	FLISCH BETTY J
07/1976	177/191	NA	V (U)	\$0.00	FLISCH BETTY J
10/1973	146/210	WD	I (U)	\$3,000.00	WALSH ROBERT
04/1971	117/483	WD	I (U)	\$1,000.00	WALSH ROBERT
10/1967	88/345	WD	I (U)	\$895.00	WALSH ROBERT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1997	BAS=784 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobiletan (4517M)	150.00 Front Feet	150.00	105.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

**Board of County Commissioners
Sumter County, Florida**

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/6/2019

File #: CE2019-0389

JOHNNIE L ROBERTS
PO BOX 1612
DANDRIDGE, TN 37725

Dear JOHNNIE L ROBERTS:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 8607 CR 629, Dandridge, TN 37725



Board of County Commissioners
Sumter County, Florida
Development Services Department
7375 Powell Road Suite 115
Wildwood, Florida 34785



U.S. POSTAGE >> PITNEY BOWES

ZIP 34785 \$ 000.50⁰
02 4W
0000363839 NOV 06 2019

RECEIVED

DEC 03 2019

Sumter County
Development Services

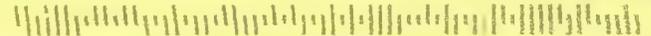
ANK

NIXIE 381 DE 1 0011/26/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

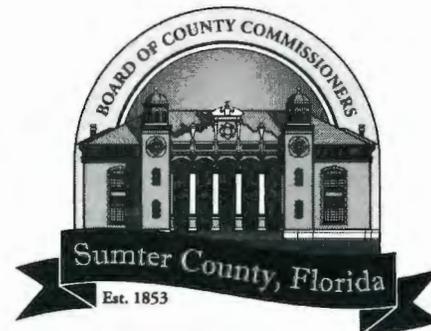
UN 34785 420340 *1401-05155-07-00

UN 34785 420340



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/25/2019

File #: CE2019-0389

JOHNNIE L ROBERTS
PO BOX 1612
DANDRIDGE, TN 37725

Dear JOHNNIE L ROBERTS:

We have requested you to correct the Sumter County Code violations on your property located at:



Board of County Commis
Sumter County, Florida
Development Services Depar
7375 Powell Road Suite 1
Wildwood, Florida 34785



91 7199 9991 7039 6360 0460



U.S. POSTAGE PITNEY BOWES



ZIP 34785 \$ 005.60⁰
02 4W
0000363839 NOV 25 2019

RECEIVED

DEC 10 2019

Sumter County
Development Services

BY: _____

Ank

1-79-19
NIXIE 372 FE 1 0012/06/19

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34785420399 *1301-06915-25-40

3772501819 2031

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/25/2019

File #: CE2019-0389

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PO BOX 1612
DANDRIDGE, TN 37725

Dear JOHNNIE L ROBERTS:

We have requested you to correct the Sumter County Code violations on your property located at:



Board of County Commissioners
Sumter County, Florida
Development Services Department
7375 Powell Road Suite 115
Wildwood, Florida 34785



U.S. POSTAGE PERMITTED BY POSTAL REGULATIONS



ZIP 34785 \$ 000.50⁰
02 4W
0000363839 NOV. 25 2019

RECEIVED

DEC 09 2019

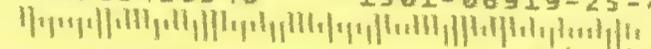
Sumter County
Development Services

ANK

NIXIE 372 FE 1 0012/04/19

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34785420340 *1301-06919-25-40



ANK
37725420340

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0390 OR 1713 PG 81 Zoning: RR

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: LITTLEFIELD, RANDALL L & DEBRA
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Adamsville Parcel #: G29A106

What is the Property Address? 3418 CR 510A, Wildwood, FL 34785

When did this case begin? 11/6/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0390

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0390

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: G29A106

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

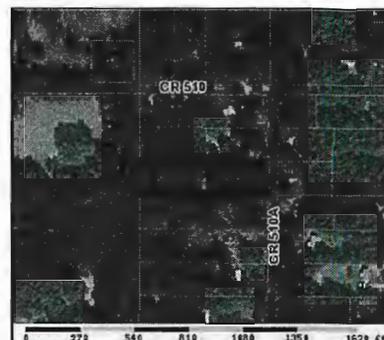
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	LITTLEFIELD RANDALL L & LEBRON		
Site Address	3418 CR 510A, WILDWOOD, FL 34785		
Mail Address	3418 CR 510A, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	29/19/23	Neighborhood	2501
Year Built	1977	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 6 BLK D WILDWOOD RANCH PB 3 PG 29A- 29B			

GIS Aerial



Property & Assessment Values

Land Value	\$23,380.00
Market Value	\$79,540.00
Assessed Value	\$56,770.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$6,770

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2019	3654/559	QC	I (U)	\$100.00	LITTLEFIELD RANDALL L & LEBRON CHASITY
01/2007	1713/081	FJ	I (U)	\$0.00	LITTLEFIELD RANDALL L & DEBRA (TIC)
12/1988	378/399	WD	I (U)	\$34,500.00	LITTLEFIELD RANDALL L & DEBRA
04/1981	244/625	WD	I (U)	\$30,000.00	LITTLEFIELD RANDALL L & DEBRA
01/1973	136/266	WD	I (U)	\$2,500.00	LITTLEFIELD RANDALL L & DEBRA
01/1973	137/114	WD	I (U)	\$4,500.00	LITTLEFIELD RANDALL L & DEBRA
05/1970	110/333	WD	I (U)	\$1,000.00	LITTLEFIELD RANDALL L & DEBRA
04/1970	109/647	WD	I (U)	\$1,000.00	LITTLEFIELD RANDALL L & DEBRA
04/1970	109/695	WD	I (U)	\$1,000.00	LITTLEFIELD RANDALL L & DEBRA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1977	BAS=1440 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Wildwood Ranch Lot (2502M)	2.40 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 0 (GAR0)	1.00 ()	1900
2	Utility (UTO)	1.00 ()	1900
3	Garage 2 (GAR2)	1.00 (24.00 x 55.00)	1994

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0390

Name: LITTLEFIELD, RANDALL L & DEBRA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/16/2019 KV	50.00
CNV Inspection 11/27/2019 KV	50.00
Initial Inspection 11/06/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/7/2019

File #: CE2019-0390

RANDALL L & DEBRA LITTLEFIELD
3418 CR 510A
WILDWOOD, FL 34785-8325

Dear RANDALL L & DEBRA LITTLEFIELD:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 3418 CR 510A, Wildwood, FL 34785
Parcel #: G29A106 Section/Township/Range: 291923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 6 BLK D WILDWOOD RANCH PB 3 PG 29A- 29B

The violation(s) is(are) as follows:

CE2019-0390

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0390

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

CE2019-0390

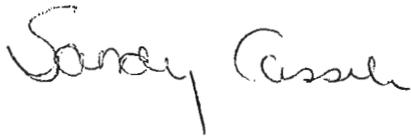
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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You are being notified a violation exists on your property and your next inspection will be November 27, 2019.

Thank you for your attention in this matter.

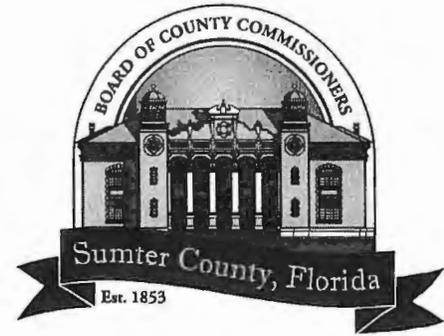
Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large initial 'S'.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

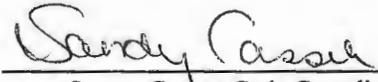
File #: CE2019-0390

LITTLEFIELD, RANDALL L & DEBRA
3418 CR 510A
WILDWOOD, FL 34785-8325

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

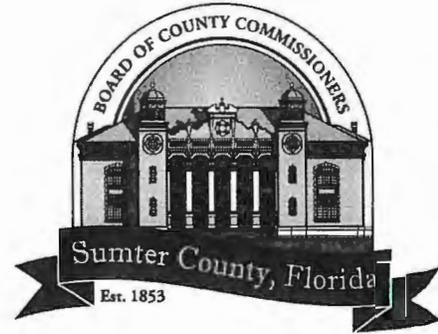
91 7199 9991 7039 6360 1610

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0390

vs.

LITTLEFIELD, RANDALL L & DEBRA (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0390

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2019-0390

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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2. Property Owner(s):

LITTLEFIELD, RANDALL L & DEBRA

3. Location of Violation: 3418 CR 510A, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: G29A106 Section/Township/Range: 291923

Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 6 BLK D WILDWOOD RANCH PB 3 PG 29A- 29B

5. Date Violation first Observed: 11/6/2019
6. Date Property owner issued notice of violation: 12/2/2019
7. Date of Notice of Violation Inspection: 12/16/2019

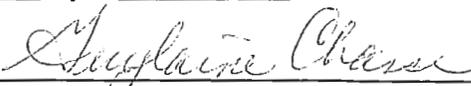
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

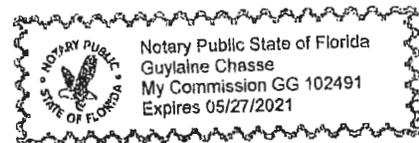


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



**Board of County Commissioners
Sumter County, Florida**



7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

NOTICE OF VIOLATION

12/2/2019

File #: CE2019-0390

RANDALL L & DEBRA LITTLEFIELD
3418 CR 510A
WILDWOOD, FL 34785-8325

Dear RANDALL L & DEBRA LITTLEFIELD:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 3418 CR 510A, Wildwood, FL 34785
Parcel #: G29A106 Section/Township/Range: 291923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 6 BLK D WILDWOOD RANCH PB 3 PG 29A- 29B

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0390
2009 I.P.M.C. S 302.4 WEEDS

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Failure to correct the above violations before December 16, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large, stylized "S" at the beginning.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0390

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 10/31/2019

PARCEL ID: G29A106

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	LITTLEFIELD RANDALL L & DEBRA		
Site Address	3418 CR 510A, WILDWOOD, FL 34785		
Mail Address	3418 CR 510A, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	29/19/23	Neighborhood	2501
Year Built	1977	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 6 BLK D WILDWOOD RANCH PB 3 PG 29A- 29B			

GIS Aerial



Property & Assessment Values

Land Value	\$23,380.00
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Total Taxable Value	\$25,000.00
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Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1977	BAS=1440 SF

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Land Breakdown

#	Land Use	Land Units	Frontage	Depth
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Misc Features

#	Description (code)	Units (dims)	Eff. Year
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2	Utility (UTO)	1.00 ()	1900
3	Garage 2 (GAR2)	1.00 (24.00 x 55.00)	1994

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/31/2019

Result: 1 of 1

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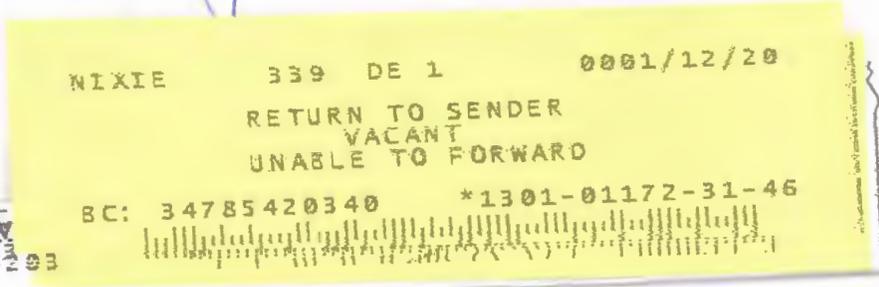
Board of County Commissioners
 Sumter County, Florida
Development Services Department
 7375 Powell Road Suite 115
 Wildwood, Florida 34785



RECEIVED

JAN 16 2020

**Sumter County
 Development Services**



***Board of County Commissioners
 Sumter County, Florida***

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
 Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

File #: CE2019-0390
 LITTLEFIELD, RANDALL L & DEBRA
 3418 CR 510A
 WILDWOOD, FL 34785-8325

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

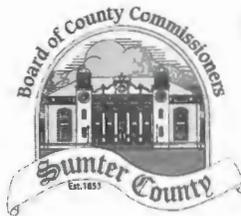


NOTICE OF HEARING

File #: CE2019-0390
LITTLEFIELD, RANDALL L & DEBRA
3418 CR 510A
WILDWOOD, FL 34785-8325

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Meeting on 1/20/2020 at 10:00 AM located at 2155 McCallum Ave. Historic

CERTIFIED MAIL



Board of County Commis
Sumter County, Florida
Development Services Depar
7375 Powell Road Suite 1
Wildwood, Florida 3478:



U.S. POSTAGE >>> PITNEY BOWES

ZIP 34785 \$ 005.60⁰
02 4W
0000363839DEC 31 2019

RECEIVED

JAN 08 2020

**Sumter County
Development Services**

NIXIE 339 DE 1 0001/05/20

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

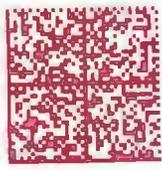
BC: 34785420399 *1301-01482-31-46

34785420399
34785420399



Board of County Commissioners
 Sumter County, Florida
Development Services Department
 7375 Powell Road Suite 1
 Wildwood, Florida 34785

CERTIFIED MAIL



U.S. POSTAGE PITNEY BOWES
 ZIP 34785 \$ 005.60⁰
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RECEIVED

JAN 16 2020

Sumter County
 Development Services

*LN
 12/3/2019*

NIXIE 339 DE 1 0001 12/20
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD
 BC: 34785420399 *1201-07518-02-47

34785420399

***Board of County Commissioners
 Sumter County, Florida***

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
 Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/2/2019

File #: CE2019-0390

RANDALL L & DEBRA LITTLEFIELD
 3418 CR 510A
 WILDWOOD, FL 34785-8325

Dear RANDALL L & DEBRA LITTLEFIELD:

We have requested you to correct the Sumter County Code violations on your property located at:

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0392 OR 1708 PG 504 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: PATTILLO, PAIGE TANNER

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? _____ Parcel #: T06-019

What is the Property Address? 11007 CR 727, Webster, FL 33597

When did this case begin? 11/6/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0392
FBC Section 105 Permits [A] 105.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020
PARCEL ID: T06-019
 << Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	PATTILLO PAIGE TANNER		
Site Address	11007 CR 727, WEBSTER, FL 33597		
Mail Address	11007 CR 727, WEBSTER, FL 33597		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	06/22/23	Neighborhood	1005
Year Built	2018	Tax District	County (1001)
Heated Area	1400 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD R/W LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S207 FT E 1320 FT N 207 FT TO POB AND COMM AT SE COR SW 1/4 OF SE 1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S 207 FT E 1320 FT N 207 FT TO POB LESS COMM AT SE COR OF SW 1/4 OF SE 1/4 RUN ...more>>		

GIS Aerial

Property & Assessment Values

Land Value	\$86,870.00
Market Value	\$86,870.00
Assessed Value	\$86,870.00
Total Taxable Value	\$86,870.00
Exemptions	None \$0.00

Show Similar Sales in 1/2 mile radius

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2018	3431/467	WD	I (Q)	\$288,900.00	PATTILLO PAIGE TANNER
10/2014	2872/461	WD	V (Q)	\$126,000.00	DESTIN STEPHEN
12/2006	1693/369	CP	I (U)	\$0.00	BAXTER ANNA JOHNSTON
12/2006	1708/504	QC	I (U)	\$100.00	BAXTER ANNA & EDWARD A
10/2006	1684/517	WD	I (Q)	\$55,700.00	BAXTER ANNA JOHNSTON
10/2006	1684/519	WD	I (Q)	\$28,400.00	BAXTER ANNA JOHNSTON
01/1900	0/0		I (U)		JOHNSTON R F MRS EST

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
1	Single Family	Res 450 (R45)	Wall Type 3	2018	BAS=1400 SF OP=672 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	ACREAGE 20.1-40 AC (D108R)	21.80 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Stables 1 (BR5)	1.00 (24.00 x 36.00)	2019
2	Utility 2 (UT2)	1.00 (12.00 x 12.00)	2019

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:
 Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0392

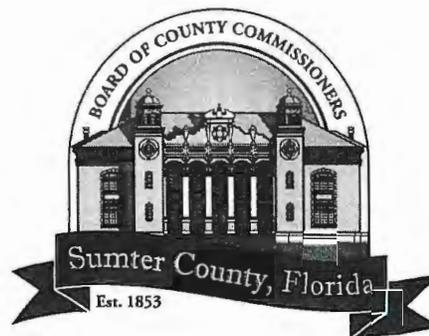
Name: PATTILLO, PAIGE TANNER

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/13/2019 KV	50.00
CNV Inspection 11/26/2019 KV	50.00
Initial Inspection 11/06/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/7/2019

File #: CE2019-0392

PAIGE TANNER PATTILLO
11007 CR 727
WEBSTER, FL 33597

Dear PAIGE TANNER PATTILLO:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 11007 CR 727, Webster, FL 33597

Parcel #: T06-019 Section/Township/Range: 62223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD R/W LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S207 FT E 1320 FT N 207 FT TO POB AND COMM AT SE COR SW 1/4 OF SE 1/4 RUN N 656

The violation(s) is(are) as follows:

CE2019-0392

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

You are being notified a violation exists on your property and your next inspection will be November 26, 2019.

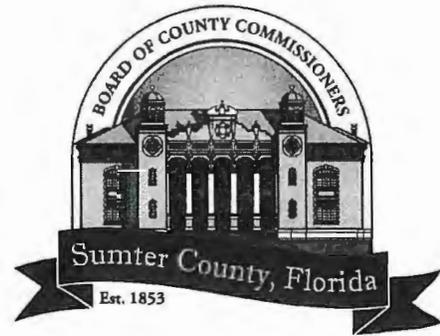
Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

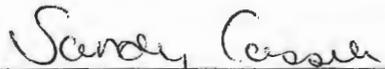
File #: CE2019-0392

PATTILLO, PAIGE TANNER
11007 CR 727
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

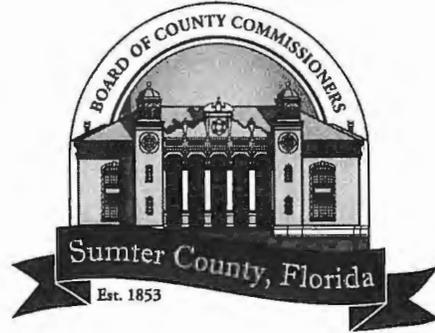
91 7199 9991 7039 6360 1603

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0392

vs.

PATTILLO, PAIGE TANNER (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0392

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

2. Property Owner(s):

PATTILLO, PAIGE TANNER

3. Location of Violation: 11007 CR 727, Webster, FL 33597

S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD R/W LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S207 FT E 1320 FT N 207 FT TO POB

4. Legal Description of Property where violation exists:

Parcel #: T06-019 Section/Township/Range: 62223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD R/W LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S207 FT E 1320 FT N 207 FT TO POB AND COMM AT SE COR SW 1/4 OF SE 1/4 RUN N 656 FT W 770 FT S 453

5. Date Violation first Observed: 11/6/2019

6. Date Property owner issued notice of violation: 11/27/2019

7. Date of Notice of Violation Inspection: 12/13/2019

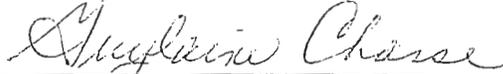
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

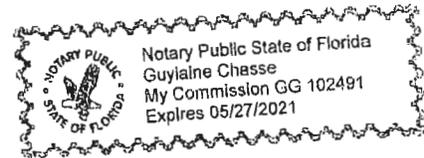


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.

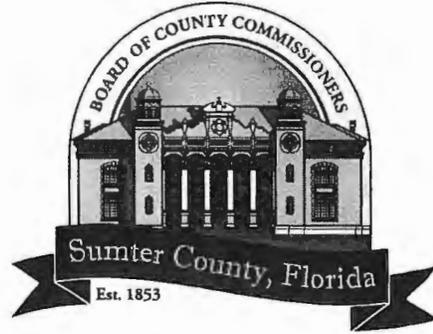


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/27/2019

File #: CE2019-0392

PAIGE TANNER PATTILLO
11007 CR 727
WEBSTER, FL 33597

Dear PAIGE TANNER PATTILLO:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 11007 CR 727, Webster, FL 33597

Parcel #: T06-019 Section/Township/Range: 62223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD R/W LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 560 FT S 203 FT CONT S207 FT E 1320 FT N 207 FT TO POB AND COMM AT SE COR SW 1/4 OF SE 1/4 RUN N 656

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0392

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Failure to correct the above violations before December 13, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 0484

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

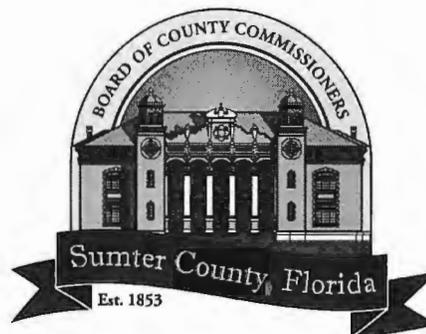
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0392

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0392

vs.

PATTILLO, PAIGE TANNER (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared KEVIN VANN for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 11007 CR 727, Webster, FL 33597

Section/Township/Range: 62223

Subdivision:

Tract:

Block:

Lot(s):

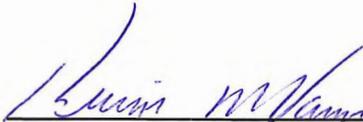
Legal Description (partial):

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That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.



KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.



NOTARY PUBLIC
SANDRA M CASSELS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.

Sumter County Property Appraiser

updated: 10/31/2019

PARCEL ID: T06-019

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Refresh Tax Record
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	PATTILLO PAIGE TANNER		
Site Address	11007 CR 727, WEBSTER, FL 33597		
Mail Address	11007 CR 727, WEBSTER, FL 33597		
Use Desc. (code)	ACREAGE NOT CLASSIFIED AS AG (09900)		
Sec/Twp/Rng	06/22/23	Neighborhood	1005
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S 656 FT OF SW1/4 OF SE1/4 LESS N 312 FT OF E 554 FT ALSO N 207 FT OF NW1/4 OF NE1/4 SEC 7 LESS ROAD RAW LESS COMM AT SE COR OF SW1/4 OF SE1/4 RUN N 656 FT W 770 FT S 453 FT W 960 FT S 203 FT CONT S 207 FT E 1320 FT N 207 FT TO POB AND COMM AT SE COR SW 1/4 OF SE 1/4 RUN N 656 FT W 770 FT S 453 FT W 960 FT S 203 FT CONT S 207 FT E 1320 FT N 207 FT TO POB LESS COMM AT SE COR OF SW 1/4 OF SE 1/4 RUN ...more>>			

GIS Aerial



Property & Assessment Values

Land Value	\$86,870.00
Market Value	\$86,870.00
Assessed Value	\$86,870.00
Total Taxable Value	\$86,870.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2018	3431/467	WD	I (Q)	\$288,900.00	PATTILLO PAIGE TANNER
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12/2006	1708/504	QC	I (U)	\$100.00	BAXTER ANNA & EDWARD A
10/2006	1684/517	WD	I (Q)	\$55,700.00	BAXTER ANNA JOHNSTON
10/2006	1684/519	WD	I (Q)	\$28,400.00	BAXTER ANNA JOHNSTON
01/1900	0/0		I (U)		JOHNSTON R F MRS EST

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
			NONE		

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	ACREAGE 20.1-40 AC (010BV)	21.80 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
		NONE	

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/31/2019

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0396 OR 1320 PG 677 Zoning: RPUD

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: NOELL, ANNA MARIE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Wildwood Parcel #: G23-040

What is the Property Address? 4771 NE 76TH WAY, Wildwood, FL 34785

When did this case begin? 11/14/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0396
FBC Section 105 Permits [A] 105.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: G23-040

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	NOELL ANNA MARIE		
Site Address	4771 NE 76TH WAY, WILDWOOD, FL 34785		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built	1974	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$7,440.00
Market Value	\$27,890.00
Assessed Value	\$26,470.00
Total Taxable Value	\$26,470.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/2011	2525/217	FJ	I (U)	\$0.00	NOELL ANNA MARIE
12/2004	1320/677	WD	I (Q)	\$35,000.00	NOELL TIMOTHY S & ANNA MARIE
08/1993	491/69	WD	I (U)	\$100.00	SIGLER VANESSA L
06/1986	325/397	WD	I (U)	\$40,100.00	SIGLER VANESSA L
08/1979	219/597	WD	I (U)	\$25,000.00	SIGLER VANESSA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1974	BAS=1440 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (0100M)	0.42 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	MISC Flat Value (MISC)	1.00 ()	1977
3	MISC Flat Value (MISC)	1.00 ()	1977
4	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0396

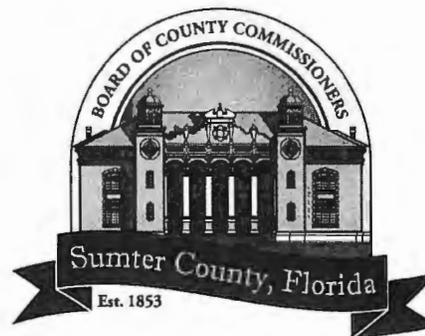
Name: NOELL, ANNA MARIE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/23/2019 KV	50.00
CNV Inspection 12/04/2019 KV	50.00
Initial Inspection 11/14/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/15/2019

File #: CE2019-0396

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 4771 NE 76TH WAY, Wildwood, FL 34785

Parcel #: G23-040 Section/Township/Range: 231923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF

The violation(s) is(are) as follows:

CE2019-0396

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

You are being notified a violation exists on your property and your next inspection will be December 04, 2019.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
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NOTICE OF HEARING

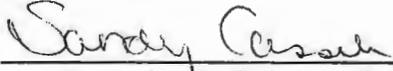
File #: CE2019-0396

NOELL, ANNA MARIE
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

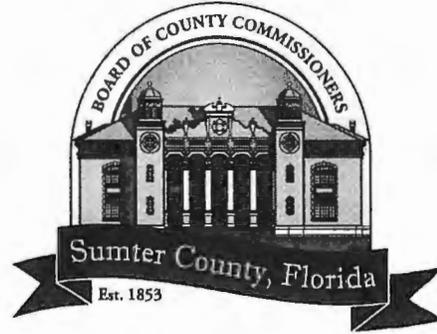
91 7199 9991 7039 6360 1580

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0396

vs.

NOELL, ANNA MARIE (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0396

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

2. Property Owner(s):

NOELL, ANNA MARIE

3. Location of Violation: 4771 NE 76TH WAY, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: G23-040

Section/Township/Range: 231923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF

5. Date Violation first Observed: 11/14/2019

6. Date Property owner issued notice of violation: 12/5/2019

7. Date of Notice of Violation Inspection: 12/23/2019

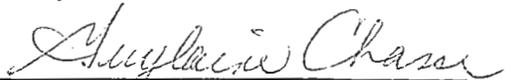
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

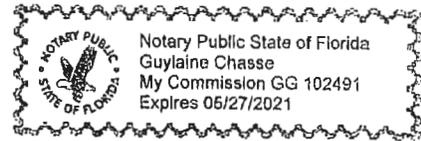


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

12/5/2019

File #: CE2019-0396

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 4771 NE 76TH WAY, Wildwood, FL 34785
Parcel #: G23-040 Section/Township/Range: 231923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT
TO POB LESS W 17 FT THEREOF

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0396

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Failure to correct the above violations before December 23, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7159 9991 7039 6360 0538

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0396

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: G23-040

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	NOELL ANNA MARIE		
Site Address	4771 NE 76TH WAY, WILDWOOD, FL 34785		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built	1974	Tax District	County (1001)
Heated Area	1440 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF		

GIS Aerial



Property & Assessment Values

Land Value	\$7,440.00
Market Value	\$27,890.00
Assessed Value	\$26,470.00
Total Taxable Value	\$26,470.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale Vol (Qual)	Sale Price	Grantor
07/2011	2525/217	FJ	1 (U)	\$0.00	NOELL ANNA MARIE
12/2004	1320/677	WD	1 (Q)	\$35,000.00	NOELL TIMOTHY S & ANNA MARIE
08/1993	491/69	WD	1 (U)	\$100.00	SIGLER VANESSA L
06/1986	325/397	WD	1 (U)	\$40,100.00	SIGLER VANESSA L
08/1979	219/597	WD	1 (U)	\$25,000.00	SIGLER VANESSA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1974	BAS=1440 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (0100M)	0.42 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	MISC Flat Value (MISC)	1.00 ()	1977
3	MISC Flat Value (MISC)	1.00 ()	1977
4	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

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CERTIFIED MAIL

Board of County Commis
Sumter County, Florida
Development Services Depar
7375 Powell Road Suite 1
Wildwood, Florida 3478.



91 7199 9991 7039 6360 0538



U.S. POSTAGE >>> PITNEY BOWES



ZIP 34785 \$ 005.60⁰
02 4W
0000363839 DEC 05 2019

RECEIVED

JAN 16 2020

Sumter County
Development Services

LN
1/17/2019

NIXIE 339 DE 2 0001/12/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
34785420399

BC: 34785420399 *1301-09074-05-45

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/5/2019

File #: CE2019-0396

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

We have requested you to correct the Sumter County Code violations on your property located at:

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0397 OR 2208 PG 750 Zoning: RR

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: DUVAL, ROBERT & WHITNEY (JTWROS)
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Nobleton Parcel #: M06B037

What is the Property Address? 8753 CR 624A, Bushnell, FL 33513

When did this case begin? 11/18/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0397

13-431A -1.124 FOWL LOW INT
PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR
TREATING OF FARM ANIMALS
1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

CE2019-0397

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0397

2009 I.P.M.C. S 302.4 WEEDS
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No
Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: M06B037

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	DUVAL ROBERT & WHITNEY (JTWROS)		
Site Address	8753 CR 624A, BUSHNELL, FL 33513		
Mail Address	8566 CR 624A, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	06/21/21	Neighborhood	4521
Year Built	1973	Tax District	County (1001)
Heated Area	672 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 36&37 JAMES LOVETT'S SUBD DESC AS FOLLOWS COMM 912.41 FT S AND 877.36 FT W OF THE RR SPIKE IN SR 576 SAID RRSPIKE BEGIN THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SECT 6 T11N 21 S R11E 21 E FOR POB THENCE S 59 DEG 14'07 W 130.26 FT S 30 DEG 20'05 E 65.00 FT N 56 DEG 58'47 E 128.34 FT THENCE N 28 DEG 22'15 W 60.00 FT TO POB LOT 36 JAMES LOVETT SUBD DESC AS COMM 96 5.20 FT S & 849.05 F ...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$22,700.00
Assessed Value	\$22,700.00
Total Taxable Value	\$22,700.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2014	2737/207	WD	I (Q)	\$1,000.00	DUVAL ROBERT & WHITNEY (JTWROS)
07/2010	2208/750	WD	I (Q)	\$1,000.00	DUVAL ROBERT & WHITNEY
10/2003	1139/704	QC	I (U)	\$0.00	GUARINO CAROLYN SUE
09/2003	1118/722	PR	I (U)	\$0.00	GUARINO CAROLYN SUE & PAUL
07/2003	1099/469	CP	I (U)	\$0.00	GUARINO CAROLYN SUE & PAUL
03/2003	1051/451	CP	I (U)	\$0.00	WHITE JACK H ESTATE OF
01/2003	1048/545	DC	I (U)	\$0.00	WHITE JACK H ESTATE OF
03/1995	544/646	WD	I (Q)	\$16,000.00	WHITE JACK H

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1973	BAS=672 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4510M)	2.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Room (CAB2)	1.00 (20.00 x 10.00)	1977
2	Carpport/Open Parch 1 (PC1)	1.00 (13.00 x 10.00)	1977

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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STATEMENT OF CODE CASE COSTS

Date: January 24, 2020

Case: CE2019-0397

Name: DUVAL, ROBERT & WHITNEY (JTWROS)

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/24/2019 KV	50.00
CNV Inspection 12/06/2019 KV	50.00
Initial Inspection 11/18/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/19/2019

File #: CE2019-0397

ROBERT & WHITNEY (JTWROS DUVAL)
8566 CR 624A
BUSHNELL, FL 33513

Dear ROBERT & WHITNEY (JTWROS DUVAL):

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 8753 CR 624A, Bushnell, FL 33513

Parcel #: M06B037 Section/Township/Range: 62121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 36&37 JAMES LOVETT'S SUBD DESC AS FOLLOWS COMM 912.41 FT S AND 877.36 FT W OF THE RR SPIKE IN SR 575 SAID RRSPIKE BEGIN THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SECT 6 TWN 21 S RNG 21 E FOR POB THENCE S 59 DEG 14'07" W 130.26FT S 30 DEG 20'05" E 65.00 FT N 56

The violation(s) is(are) as follows:

CE2019-0397

13-431A -1.124 FOWL LOW INT

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

CE2019-0397

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0397

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

You are being notified a violation exists on your property and your next inspection will be December 05, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

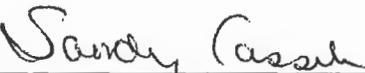
File #: CE2019-0397

DUVAL, ROBERT & WHITNEY (JTWROS)
8566 CR 624A
BUSHNELL, FL 33513

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 1573

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0397

vs.

DUVAL, ROBERT & WHITNEY (JTWROS (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0397

13-431A -1.124 FOWL LOW INT

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

CE2019-0397

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0397

2009 I.P.M.C. S 302.4 WEEDS

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

2. Property Owner(s):

DUVAL, ROBERT & WHITNEY (JTWROS)

3. Location of Violation: 8753 CR 624A, Bushnell, FL 33513

LOT 36&37 JAMES LOVETT'S SUBD DESC AS FOLLOWS COMM 912.41 FT S AND 877.36 FT W OF THE RR SPIKE IN SR 575 SAID RRSPIKE BEGIN THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SECT 6 TWN 21 S RNG 21 E FOR POB THENCE S 59 DEG 14'07" W 130.26FT S 30 DEG 20'05" E 65.00 FT N 56 DEG 58'47" E 128.34 FT THENCE N 28 DEG 22'15" W 60.00 FT TO POB LOT 36 JAMES LOVETT SUBD DESC AS COMM 96 5.20 FT S & 849.05 FT W OF RR SPIKE IN SR575 BEING IN NE COR OF NE 1/4 OF NW 1/4 OF SEC THENCERUN S 56 DEG 58 MIN 47 SEC W 128.34 FT S 30 DEG 20 MIN 05 SEC E 65 FT N 64 DEG 39 MIN 35 SEC E 126.63 FT N 28 DEG 22 MIN 15 SEC W 60 FT TO POB

4. Legal Description of Property where violation exists:

Parcel #: M06B037 Section/Township/Range: 62121
Subdivision: Tract:
Block: Lot(s):

Legal Description (partial):

LOT 36&37 JAMES LOVETT'S SUBD DESC AS FOLLOWS COMM 912.41 FT S AND 877.36 FT W OF THE RR SPIKE IN SR 575 SAID RRSPIKE BEGIN THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SECT 6 TWN 21 S RNG 21 E FOR POB THENCE S 59 DEG 14'07" W 130.26FT S 30 DEG 20'05" E 65.00 FT N 56 DEG 58'47" E 128.34

5. Date Violation first Observed: 11/18/2019

6. Date Property owner issued notice of violation: 12/9/2019

7. Date of Notice of Violation Inspection: 12/24/2019

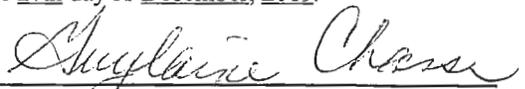
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

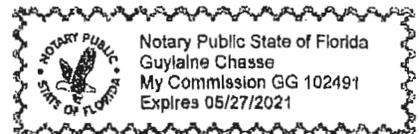


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.

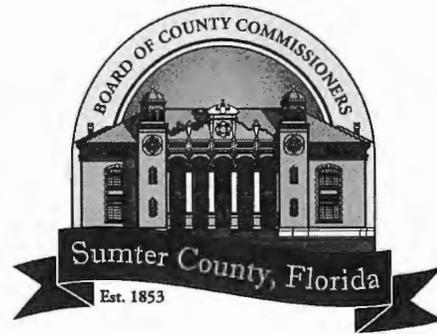


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/9/2019

File #: CE2019-0397

ROBERT & WHITNEY (JTWROS DUVAL)
8566 CR 624A
BUSHNELL, FL 33513

Dear ROBERT & WHITNEY (JTWROS DUVAL):

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 8753 CR 624A, Bushnell, FL 33513

Parcel #: M06B037 Section/Township/Range: 62121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

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However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0397

13-431A -1.124 FOWL LOW INT

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

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CE2019-0397

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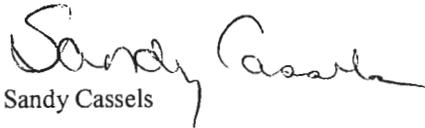
CE2019-0397

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Failure to correct the above violations before , will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name and title.

Sandy Cassels
Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

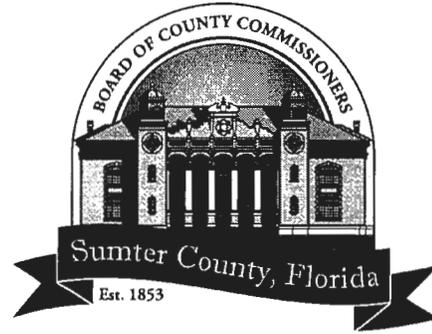
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0397

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0397

vs.

DUVAL, ROBERT & WHITNEY (JTWROS (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8753 CR 624A, Bushnell, FL 33513

Section/Township/Range: 62121

Subdivision:

Tract:

Block:

Lot(s):

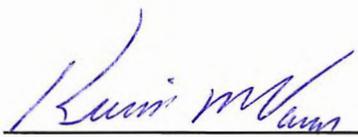
Legal Description (partial):

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That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

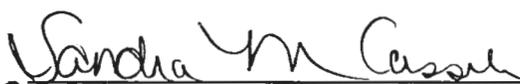
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.



Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.



SANDRA M CASSELLS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.

NOTARY PUBLIC

Sumter County Property Appraiser		2019 Certified Values			
updated: 11/14/2019		Parcel List Generator Retrieve Tax Record Show Bldg Sketch			
PARCEL ID: M06B037		2019 TRIM (pdf) GIS Map Print			
<< Next Lower Parcel Next Higher Parcel >>		Result: 1 of 1			
Owner & Property Info					
Owner's Name	DUVAL ROBERT & WHITNEY (JTWROS)				
Site Address	8753 CR 624A, BUSHNELL, FL 33513				
Mail Address	8566 CR 624A, BUSHNELL, FL 33513				
Use Desc. (code)	MOBILE HOME (00200)				
Sec/Twp/Rng	06/21/21	Neighborhood	4521		
Year Built	1973	Tax District	County (1001)		
Heated Area	672 (SF)	Market Area	1		
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.				
LOT 36&37 JAMES LOVETT'S SUBD DESC AS FOLLOWS COMM 912.41 FT S AND 677.36 FT W OF THE RR SPIKE IN SR 575 SAID RR SPIKE BEGIN THE NE COR OF THE NE 1/4 OF THE NW 1/4 OF SECT 6 TWP 21 S RNG 21 E FOR POB THENCE S 59 DEG 14'07" W 130.26 FT S 30 DEG 20'05" E 65.00 FT N 56 DEG 56'47" E 128.34 FT THENCE N 28 DEG 22'15" W 50.00 FT TO POB LOT 36 JAMES LOVETT SUBD DESC AS COMM 96.520 FT S & 849.05 F ...more>>					
Property & Assessment Values					
Land Value			\$8,860.00		
Market Value			\$22,700.00		
Assessed Value			\$22,700.00		
Total Taxable Value			\$22,700.00		
Exemptions	None		\$0.00		
Sales History					
Show Similar Sales in 1/2 mile radius					
Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2014	2737/207	WD	I (Q)	\$1,000.00	DUVAL ROBERT & WHITNEY (JTWROS)
07/2010	2208/750	WD	I (Q)	\$1,000.00	DUVAL ROBERT & WHITNEY
10/2003	1139/704	QC	I (U)	\$0.00	GUARINO CAROLYN SUE
09/2003	1118/722	PR	I (U)	\$0.00	GUARINO CAROLYN SUE & PAUL
07/2003	1099/469	CP	I (U)	\$0.00	GUARINO CAROLYN SUE & PAUL
03/2003	1051/451	CP	I (U)	\$0.00	WHITE JACK H ESTATE OF
01/2003	1048/545	DC	I (U)	\$0.00	WHITE JACK H ESTATE OF
03/1995	544/646	WD	I (Q)	\$16,000.00	WHITE JACK H
Building Characteristics					
#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1973	BAS=672 SF
Note: All S.F. calculations are based on exterior building dimensions.					
Land Breakdown					
#	Land Use	Land Units	Frontage	Depth	
1	Nobleton (4510M)	2.00 Lot			
Misc Features					
#	Description (code)	Units (dims)	Eff. Year		
1	Enclosed Room (CAB2)	1.00 (20.00 x 10.00)	1977		
2	Carport/Open Porch 1 (PC1)	1.00 (13.00 x 10.00)	1977		
Sumter County Property Appraiser - Roll Year: 2019					
updated: 11/14/2019					
Result: 1 of 1					



DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: M06B027

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BUSINESS SOLUTIONS OF HILLSBOR		
Site Address	8595 CR 624A, BUSHNELL, FL 33513		
Mail Address	PO BOX 115, DURRANT, FL 33530		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	06/21/21	Neighborhood	4521
Year Built	1973	Tax District	County (1001)
Heated Area	1643 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN CR 193 PG 669			

GIS Aerial



Property & Assessment Values

Land Value	\$10,630.00
Market Value	\$78,610.00
Assessed Value	\$61,110.00
Total Taxable Value	\$61,110.00
Exemptions	None \$0.00

Sales History

Show Similar Sales In 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2017	3237/741	QC	1 (U)	\$100.00	BUSINESS SOLUTIONS OF HILLSBOROUGH LLC 401K PLAN TRUST
03/2016	3084/413	WD	1 (Q)	\$25,000.00	SOUTHAMPTON PROPERTIES LLC
10/2015	3021/21	CT	1 (U)	\$100.00	SC CAPITAL PARTNERS LLC
10/2011	2373/112	QC	1 (U)	\$0.00	JONES DAVID MICHAEL
11/1997	661/47	QC	1 (U)	\$0.00	JONES DAVID M & CHERYL R
11/1997	662/372	QC	1 (U)	\$100.00	JONES DAVID M & CHERYL R
12/1983	285/30	WD	1 (U)	\$29,700.00	JONES DAVID M & CHERYL R
11/1977	193/669	WD	1 (U)	\$0.00	JONES DAVID M & CHERYL R
07/1975	165/421	WD	1 (U)	\$0.00	JONES DAVID M & CHERYL R

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1973	BAS=1643 SF CP=43 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4507R)	1.50 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UTD)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0398 OR 662 PG 372 Zoning: RR

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: BUSINESS, SOLUTIONS OF HILLSBOR

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? Bushnell Parcel #: M06B027

What is the Property Address? 8595 CR 624A, Bushnell, FL 33513

When did this case begin? 11/18/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0398

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0398

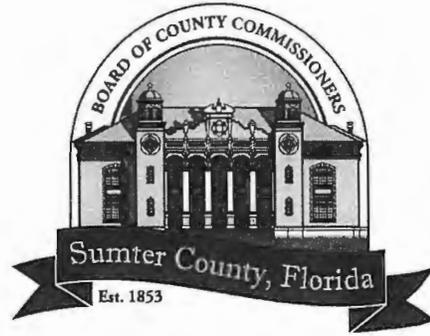
Name: BUSINESS, SOLUTIONS OF HILLSBOR

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/24/2019 KV	50.00
CNV Inspection 12/06/2019 KV	50.00
Initial Inspection 11/18/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners
Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/19/2019

File #: CE2019-0398

SOLUTIONS OF HILLSBOR BUSINESS
PO BOX 115
DURRANT, FL 33530

Dear SOLUTIONS OF HILLSBOR BUSINESS:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 8595 CR 624A, Bushnell, FL 33513
Parcel #: M06B027 Section/Township/Range: 62121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

The violation(s) is(are) as follows:

CE2019-0398

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

You are being notified a violation exists on your property and your next inspection will be December 05, 2019.

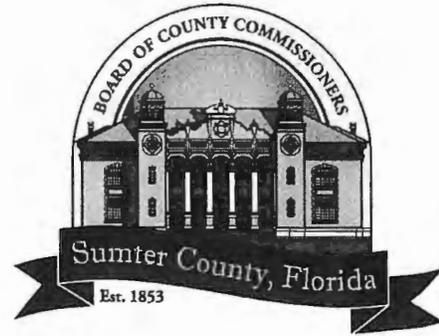
Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

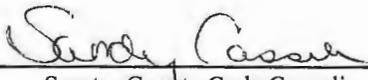
File #: CE2019-0398

BUSINESS, SOLUTIONS OF HILLSBOR
PO BOX 115
DURRANT, FL 33530

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

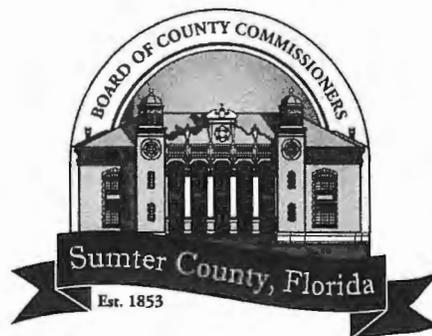
91 7199 9991 7039 6360 1566

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE20 19-0398

vs.

BUSINESS, SOLUTIONS OF HILLSBOR (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0398

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

2. Property Owner(s):

BUSINESS, SOLUTIONS OF HILLSBOR

3. Location of Violation: 8595 CR 624A, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M06B027 Section/Township/Range: 62121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

5. Date Violation first Observed: 11/18/2019

6. Date Property owner issued notice of violation: 12/9/2019

7. Date of Notice of Violation Inspection: 12/24/2019

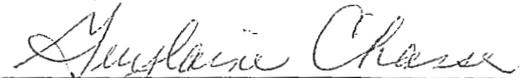
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

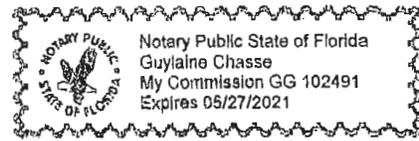


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: M06B027

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BUSINESS SOLUTIONS OF HILLSBOR		
Site Address	8595 CR 624A, BUSHNELL, FL 33513		
Mail Address	PO BOX 115, DURRANT, FL 33530		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	06/21/21	Neighborhood	4521
Year Built	1973	Tax District	County (1001)
Heated Area	1643 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 27 & N 1/2 OF LOT 26 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669			

GIS Aerial



Property & Assessment Values

Land Value	\$10,630.00
Market Value	\$78,610.00
Assessed Value	\$61,110.00
Total Taxable Value	\$61,110.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2017	3237/741	QC	I (U)	\$100.00	BUSINESS SOLUTIONS OF HILLSBOROUGH LLC 401K PLAN TRUST
03/2016	3084/413	WD	I (Q)	\$25,000.00	SOUTHAMPTON PROPERTIES LLC
10/2015	3021/21	CT	I (U)	\$100.00	SC CAPITAL PARTNERS LLC
10/2011	2373/112	QC	I (U)	\$0.00	JONES DAVID MICHAEL
11/1997	661/47	QC	I (U)	\$0.00	JONES DAVID M & CHERYL R
11/1997	662/372	QC	I (U)	\$100.00	JONES DAVID M & CHERYL R
12/1983	285/30	WD	I (U)	\$29,700.00	JONES DAVID M & CHERYL R
11/1977	193/669	WD	I (U)	\$0.00	JONES DAVID M & CHERYL R
07/1975	165/421	WD	I (U)	\$0.00	JONES DAVID M & CHERYL R

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1973	BAS=1643 SF CP=43 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4507R)	1.50 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UTD)	1.00 (')	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

DISCLAIMER

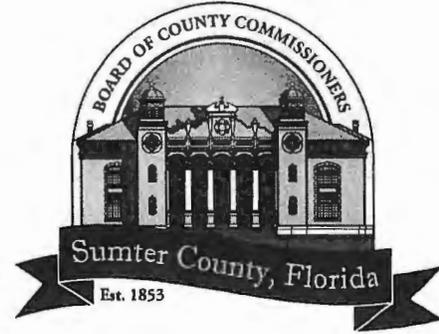
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/9/2019

File #: CE2019-0398

SOLUTIONS OF HILLSBOR BUSINESS
PO BOX 115
DURRANT, FL 33530

Dear SOLUTIONS OF HILLSBOR BUSINESS:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 8595 CR 624A, Bushnell, FL 33513
Parcel #: M06B027 Section/Township/Range: 62121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0398

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

Failure to correct the above violations before December 24, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels
Development Technician

91 7199 9991 7039 6360 0569

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

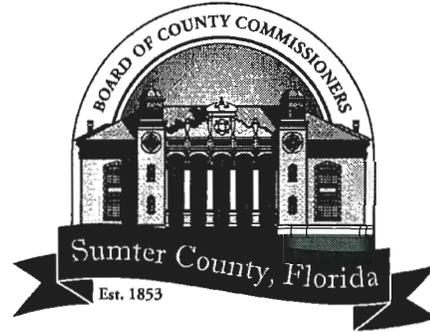
- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0398

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

**Board of County Commissioners
Sumter County, Florida**



7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>

COUNTY OF SUMTER (Petitioner)

File #: CE2019-0398

vs.

BUSINESS, SOLUTIONS OF HILLSBOR (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared Kevin Vann for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8595 CR 624A, Bushnell, FL 33513

Section/Township/Range: 62121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

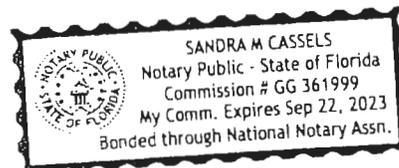
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0399 OR 3098 PG 121 Zoning: R4M

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: PAULSON, EDWARD G III & HOLLAND

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No

What is the General Location of this property? Lake Panasoffkee Parcel #: F30C222

What is the Property Address? 2299 CR 401C, Lake Panasoffkee, FL 33538

When did this case begin? 11/19/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0399

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0399

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: F30C222

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

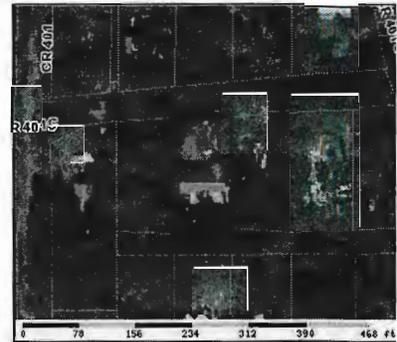
Owner & Property Info

Owner's Name	PAULSON EDWARD G III & HOLLAND		
Site Address	2299 CR 401C, LAKE PANASOFFKEE, FL 33538		
Mail Address	2299 CR 401C, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	30/19/22	Neighborhood	5009
Year Built	1978	Tax District	County (1001)
Heated Area	1449 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 222 OLIVE PALM COMM UNRECORDED SUBD OR 145 PG 190 OR 172 PG 545			

Property & Assessment Values

Land Value	\$8,100.00
Market Value	\$144,280.00
Assessed Value	\$93,580.00
Total Taxable Value	\$43,580.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

GIS Aerial



Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
04/2016	3098/121	WD	I (Q)	\$92,500.00	PAULSON EDWARD G III & HOLLAND LUANNE (TIC)
10/2013	2687/802	WD	I (U)	\$0.00	WENNER ROGER G & COLLINS BARBARA J TTEES
08/2009	2143/407	WD	I (U)	\$100.00	MCNEILL ELEANOR &
10/2005	1504/331	DC	I (U)	\$0.00	MCNEILL ELEANOR L
05/1981	245/228	CD	I (U)	\$100.00	MCNEILL ELEANOR L
08/1977	191/150	WD	I (Q)	\$6,500.00	MCNEILL ELEANOR L
03/1976	172/545	AA	I (U)	\$600.00	MCNEILL ELEANOR L
09/1973	145/190	WD	V (Q)	\$3,250.00	MCNEILL ELEANOR L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1978	BAS=1449 SF GAR=340 SF OP=104 SF SP=216 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (S011R)	80.00 Front Feet	80.00	165.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 1 (GAR1)	1.00 (18.00 x 22.00)	1980

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0399

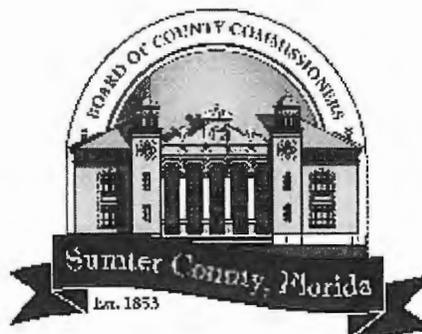
Name: PAULSON, EDWARD G III & HOLLAND

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/26/2019 KV	50.00
CNV Inspection 12/09/2019 KV	50.00
Initial Inspection 11/19/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/20/2019

File #: CE2019-0399

EDWARD G III & HOLLAND PAULSON
2299 CR 401C
LAKE PANNASOFFKEE, FL 33538

Dear EDWARD G III & HOLLAND PAULSON:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 2299 CR 401C, Lake Panasoffkee, FL 33538
Parcel #: F30C222 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 222 OLIVE PALM COMM UNRECO RDED SUBD OR 145 PG 190 OR 172 PG 545

The violation(s) is(are) as follows:

CE2019-0399

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0399

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

You are being notified a violation exists on your property and your next inspection will be December 09, 2019.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

File #: CE2019-0399

PAULSON, EDWARD G III & HOLLAND
2299 CR 401C
LAKE PANNASOFFKEE, FL 33538

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.


Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

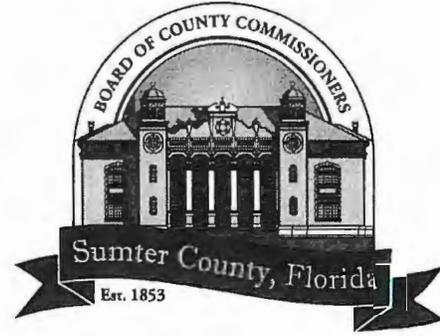
91 7199 9991 7039 6360 1559

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0399

vs.

PAULSON, EDWARD G III & HOLLAND (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0399

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0399

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

2. Property Owner(s):

PAULSON, EDWARD G III & HOLLAND

3. Location of Violation: 2299 CR 401C, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F30C222 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

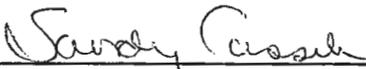
Legal Description (partial):

LOT 222 OLIVE PALM COMM UNRECO RDED SUBD OR 145 PG 190 OR 172 PG 545

5. Date Violation first Observed: 11/19/2019
6. Date Property owner issued notice of violation: 12/10/2019
7. Date of Notice of Violation Inspection: 12/26/2019

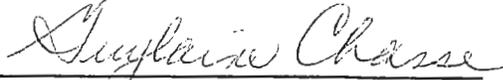
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

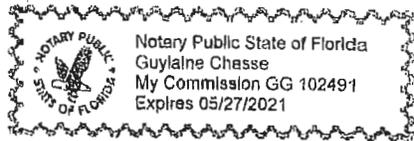


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/10/2019

File #: CE2019-0399

EDWARD G III & HOLLAND PAULSON
2299 CR 401C
LAKE PANNASOFFKEE, FL 33538

Dear EDWARD G III & HOLLAND PAULSON:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 2299 CR 401C, Lake Panasoffkee, FL 33538
Parcel #: F30C222 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 222 OLIVE PALM COMM UNRECO RDED SUBD OR 145 PG 190 OR 172 PG 545

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0399

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2019-0399

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive.

Failure to correct the above violations before December 26, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 0637

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0399

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: F30C222

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

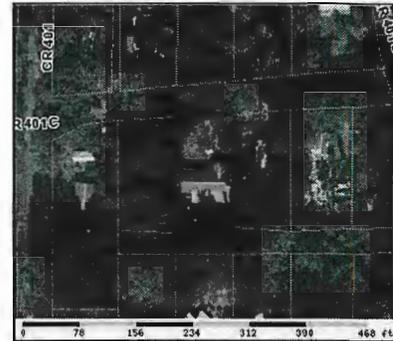
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	PAULSON EDWARD G III & HOLLAND		
Site Address	2299 CR 401C, LAKE PANASOFFKEE, FL 33538		
Mail Address	2299 CR 401C, LAKE PANNASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	30/19/22	Neighborhood	5009
Year Built	1978	Tax District	County (1001)
Heated Area	1449 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 222 OLIVE PALM COMM UNRECO RDED SUBD OR 145 PG 190 OR 172 PG 545			

GIS Aerial



Property & Assessment Values

Land Value	\$6,100.00
Market Value	\$144,280.00
Assessed Value	\$93,580.00
Total Taxable Value	\$43,580.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
04/2016	3098/121	WD	I (Q)	\$92,500.00	PAULSON EDWARD G III & HOLLAND LUANNE (TIC)
10/2013	2687/802	WD	I (U)	\$0.00	WENNER ROGER G & COLLINS BARBARA J TTEES
08/2009	2143/407	WD	I (U)	\$100.00	MCNEILL ELEANOR &
10/2005	1504/331	DC	I (U)	\$0.00	MCNEILL ELEANOR L
05/1981	245/228	CD	I (U)	\$100.00	MCNEILL ELEANOR L
08/1977	191/150	WD	I (Q)	\$6,500.00	MCNEILL ELEANOR L
03/1976	172/545	AA	I (U)	\$600.00	MCNEILL ELEANOR L
09/1973	145/190	WD	V (Q)	\$3,250.00	MCNEILL ELEANOR L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1978	BAS=1449 SF GAR=340 SF OP=104 SF SP=216 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5011R)	80.00 Front Feet	80.00	165.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 1 (GAR1)	1.00 (18.00 x 22.00)	1980

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0402 OR 415 PG 201 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: DAVIDSON, RUSSELL

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/16/20

What is the General Location of this property? CROOM Parcel #: R14L008

What is the Property Address? 4946 SW 121ST RD, Webster, FL 33597

When did this case begin? 11/19/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0402

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0402

2009 I.P.M.C.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

CE2019-0402

2009 I.P.M.C.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0402

2009 I.P.M.C.

A103.5 Doors.

Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

CE2019-0402

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0402

VOIDED (SP 11/18/2019)

2009 I.P.M.C.
505 WATER SYSTEM

CE2019-0402

2009 I.P.M.C.

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE2019-0402

2009 I.P.M.C.

602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

CE2019-0402

2009 I.P.M.C.

602.3 Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1st to March 31st to maintain a minimum temperature of 68F (20C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1 When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30F (-1C) a minimum temperature of 65 OF (18C) shall be maintained.

CE2019-0402

2009 I.P.M.C.

604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/16/2020

When was the last time you visited the property? 1/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: R14L008

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

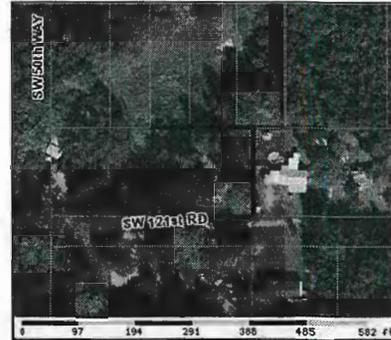
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	DAVIDSON RUSSELL		
Site Address	4946 SW 121ST RD, WEBSTER, FL 33597		
Mail Address	4982 SW 121ST RD, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	14/22/21	Neighborhood	9412
Year Built	1976	Tax District	County (1001)
Heated Area	1152 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB KNOWN AS LOT 8 BLK L CROOMACOCHEE UNREC OR 189 PG 251			

GIS Aerial



Property & Assessment Values

Land Value	\$7,530.00
Market Value	\$47,200.00
Assessed Value	\$37,710.00
Total Taxable Value	\$37,710.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
08/2015	3002/264	WD	I (U)	\$15,000.00	DAVIDSON RUSSELL
06/2014	2958/26	WD	I (U)	\$0.00	SECRETARY OF HOUSING AND URBAN
10/2013	2694/419	CT	I (U)	\$100.00	WELLS FARGO BANK NA
07/2002	992/116	WD	I (Q)	\$38,000.00	ALLEN CAROL J
05/1994	515/126	WD	I (Q)	\$25,000.00	SOWELL MARION L
02/1994	507/110	WD	I (Q)	\$15,500.00	SOWELL MARION L
10/1992	467/178	QC	I (U)	\$100.00	SOWELL MARION L
07/1990	415/201	QC	I (U)	\$100.00	SOWELL MARION L
06/1990	415/199	WD	I (U)	\$100.00	SOWELL MARION L
05/1990	407/431	WD	V (Q)	\$6,000.00	SOWELL MARION L
05/1983	274/377	WD	I (Q)	\$3,000.00	SOWELL MARION L
03/1983	269/197	AA	I (Q)	\$1,000.00	SOWELL MARION L
06/1977	189/251	WD	I (Q)	\$3,000.00	SOWELL MARION L
07/1971	120/529		I (Q)	\$700.00	SOWELL MARION L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1976	BAS=1152 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacochee (9008M)	170.00 Front Feet	170.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	2008

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

DISCLAIMER

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Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE2019-0402

Name: DAVIDSON, RUSSELL

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/16/2020 KV	50.00
NOV Inspection 12/26/2019 KV	50.00
CNV Inspection 12/09/2019 KV	50.00
Initial Inspection 11/19/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

11/20/2019

File #: CE2019-0402

RUSSELL DAVIDSON
4982 SW 121ST RD
WEBSTER, FL 33597

Dear RUSSELL DAVIDSON:

We regret to inform you that a violation of the Sumter County Code exists on your property located:

Address: 4946 SW 121ST RD, Webster, FL 33597

Parcel #: R14L008 Section/Township/Range: 142221

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO
POB KNOWN AS LOT 8 BLK L CROOMACOCHEE UNREC OR 189 PG 251

The violation(s) is(are) as follows:

CE2019-0402

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0402

2009 I.P.M.C.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

CE2019-0402

2009 I.P.M.C.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0402

2009 I.P.M.C.

A103.5 Doors.

Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

CE2019-0402

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0402
VOIDED (SP 11/18/2019)
2009 I.P.M.C.
505 WATER SYSTEM

CE2019-0402
2009 I.P.M.C.
505.1 General.
Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE2019-0402
2009 I.P.M.C.
602.1 Facilities required.
Heating facilities shall be provided in structures as required by this section.

CE2019-0402
2009 I.P.M.C.
602.3 Heat supply.
Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1st to March 31st to maintain a minimum temperature of 68F (20C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

- 1 When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30F (-1C) a minimum temperature of 65 OF (18C) shall be maintained.

CE2019-0402
2009 I.P.M.C.
604.3 Electrical system hazards.
Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

You are being notified a violation exists on your property and your next inspection will be December 09, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

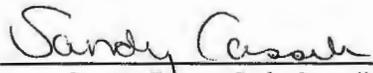
File #: CE2019-0402

DAVIDSON, RUSSELL
4982 SW 121ST RD
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

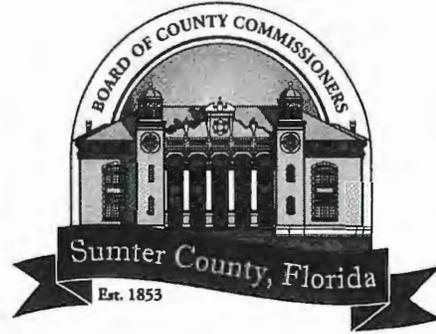
91 7199 9991 7039 6360 1542

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0402

vs.

DAVIDSON, RUSSELL (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sumter County Ordinance 08-2, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of Sumter County, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE2019-0402

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2019-0402

2009 I.P.M.C.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

CE2019-0402

2009 I.P.M.C.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0402

2009 I.P.M.C.

A103.5 Doors.

Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

CE2019-0402

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box,

refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the Housing Official.

CE2019-0402
VOIDED (SP 11/18/2019)
2009 I.P.M.C.
505 WATER SYSTEM

CE2019-0402
2009 I.P.M.C.
505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE2019-0402
2009 I.P.M.C.

602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

CE2019-0402
2009 I.P.M.C.

602.3 Heat supply.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1st to March 31st to maintain a minimum temperature of 68F (20C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1 When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.

2. In areas where the average monthly temperature is above 30F (-1C) a minimum temperature of 65 OF (18C) shall be maintained.

CE2019-0402
2009 I.P.M.C.

604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

2. Property Owner(s):

DAVIDSON, RUSSELL

3. Location of Violation: 4946 SW 121ST RD, Webster, FL 33597
4. Legal Description of Property where violation exists:
Parcel #: R14L008 Section/Township/Range: 142221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB
KNOWN AS LOT 8 BLK L CROOMACOOCHEE UNREC OR 189 PG 251
5. Date Violation first Observed: 11/19/2019
6. Date Property owner issued notice of violation: 12/10/2019
7. Date of Notice of Violation Inspection: 12/26/2019

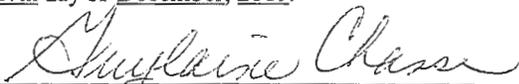
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

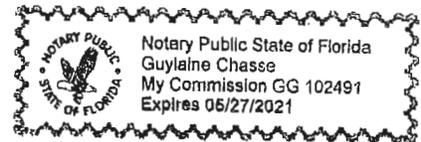


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

12/10/2019

File #: CE2019-0402

RUSSELL DAVIDSON
4982 SW 121ST RD
WEBSTER, FL 33597

Dear RUSSELL DAVIDSON:

We have requested you to correct the Sumter County Code violations on your property located at:

Address: 4946 SW 121ST RD, Webster, FL 33597

Parcel #: R14L008 Section/Township/Range: 142221

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO
POB KNOWN AS LOT 8 BLK L CROOMACOOCHEE UNREC OR 189 PG 251

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE2019-0402

2009 I.P.M.C.

304.7 Roofs and drainage.

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CE2019-0402

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CE2019-0402

2009 I.P.M.C.

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CE2019-0402

91 7199 9991 7039 6360 0651

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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CE2019-0402
VOIDED (SP 11/18/2019)
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CE2019-0402
2009 I.P.M.C.
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CE2019-0402
2009 I.P.M.C.
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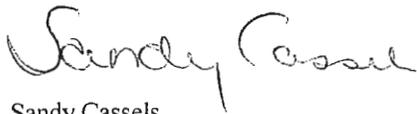
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CE2019-0402
2009 I.P.M.C.
604.3 Electrical system hazards.

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

Failure to correct the above violations before December 26, 2019, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

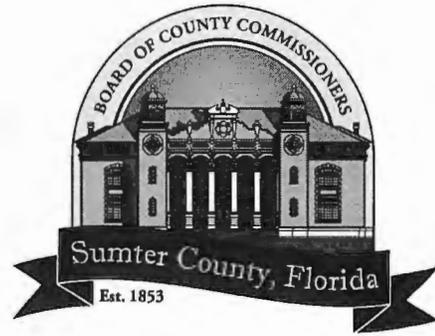
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0402

**Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785**

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0402

vs.

DAVIDSON, RUSSELL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

BEFORE ME, the undersigned authority, personally appeared KEVIN VANN for Sumter County, who after being sworn, deposes and says:

That on Thursday, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 4946 SW 121ST RD, Webster, FL 33597

Section/Township/Range: 142221

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB
KNOWN AS LOT 8 BLK L CROOMACOOCHEE UNREC OR 189 PG 251

That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

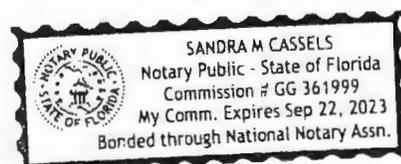
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, January 16, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of January, 2020.

NOTARY PUBLIC



Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: R14L008

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	DAVIDSON RUSSELL		
Site Address	4946 SW 121ST RD, WEBSTER, FL 33597		
Mail Address	4982 SW 121ST RD, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	14/22/21	Neighborhood	9412
Year Built	1976	Tax District	County (1001)
Heated Area	1152 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB KNOWN AS LOT 8 BLK L CROOMACOCHEE UNREC OR 189 PG 251			

GIS Aerial



Property & Assessment Values

Land Value	\$7,530.00
Market Value	\$47,200.00
Assessed Value	\$37,710.00
Total Taxable Value	\$37,710.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Grantor
08/2015	3002/264	WD	I (U)	\$15,000.00	DAVIDSON RUSSELL
06/2014	2958/26	WD	I (U)	\$0.00	SECRETARY OF HOUSING AND URBAN
10/2013	2694/419	CT	I (U)	\$100.00	WELLS FARGO BANK NA
07/2002	992/116	WD	I (Q)	\$38,000.00	ALLEN CAROL J
05/1994	515/126	WD	I (Q)	\$25,000.00	SOWELL MARION L
02/1994	507/110	WD	I (Q)	\$15,500.00	SOWELL MARION L
10/1992	467/178	QC	I (U)	\$100.00	SOWELL MARION L
07/1990	415/201	QC	I (U)	\$100.00	SOWELL MARION L
06/1990	415/199	WD	I (U)	\$100.00	SOWELL MARION L
05/1990	407/431	WD	V (Q)	\$6,000.00	SOWELL MARION L
05/1983	274/377	WD	I (Q)	\$3,000.00	SOWELL MARION L
03/1983	269/197	AA	I (Q)	\$1,000.00	SOWELL MARION L
06/1977	189/251	WD	I (Q)	\$3,000.00	SOWELL MARION L
07/1971	120/529		I (Q)	\$700.00	SOWELL MARION L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1976	BAS=1152 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacochee (9008M)	170.00 Front Feet	170.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	2008

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2019-0023 OR 353 PG 20 Zoning: city

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: Property Owner Name: Burgohy, Geneva

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 1/17/20

What is the General Location of this property? Webster Parcel #: N36A033

What is the Property Address? 577 NW 3RD ST, Webster, FL 33597

When did this case begin? 10/25/19

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-W2019-0023

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-W2019-0023

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE-W2019-0023

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-W2019-0023

13-431A -1.121 FARM ANIMALS LOW

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

CE-W2019-0023

13-431A -1.124 FOWL LOW INT

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/17/2020

When was the last time you visited the property? 1/17/2020

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

Sumter County Property Appraiser

updated: 1/16/2020

PARCEL ID: N36A033

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

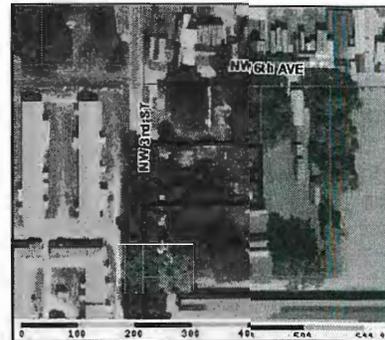
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Maps | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BURGOHY GENEVA		
Site Address	577 NW 3RD ST, WEBSTER, FL 33597		
Mail Address	577 NW 3RD ST, WEBSTER, FL 33597		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	36/21/22	Neighborhood	8524
Year Built	1988	Tax District	Webster (8008)
Heated Area	1092 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THE 1/2 OF THE PARCEL DESCRIBED AS: ONE ACRE IN SQ IN NW COR OF LOT 2 BLK 4 G F HAYS ADD TO WEBSTER PB 1 PG 71		

GIS Aerial



Property & Assessment Values

Land Value	\$10,670.00
Market Value	\$64,240.00
Assessed Value	\$64,240.00
Total Taxable Value	\$64,240.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2019	3634/489	QC	I (U)	\$100.00	BURGOHY GENEVA
04/2017	3279/213	QC	I (U)	\$26,600.00	NEAL CLINTON GLENN & KATHY MARIE (TIC)
09/1987	353/20	WD	V (U)	\$100.00	BURGOHY GENEVA
03/1987	341/241	WD	V (U)	\$100.00	BURGOHY GENEVA
10/1977	192/403	WD	V (U)	\$100.00	BURGOHY GENEVA
01/1900	0/0		I (U)		BURGOHY GENEVA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1988	BAS=1092 SF OP=29 SF PC=66 SF UTL=33 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Good parking S.F (8521R)	21,780.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2019

updated: 1/16/2020

Result: 1 of 1

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Notice:

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STATEMENT OF CODE CASE COSTS

Date: January 21, 2020

Case: CE-W2019-0023

Name: Burgohy, Geneva

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 01/17/2020 KV	50.00
NOV Inspection 12/10/2019 KV	50.00
CNV Inspection 11/19/2019 KV	50.00
Initial Inspection 10/25/2019 KV	50.00
Total Costs	311.90

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

10/28/2019

File #: CE-W2019-0023

Geneva Burgohy
577 NW 3rd St
WEBSTER, FL 33597

Dear Geneva Burgohy:

We regret to inform you that a violation of the CITY OF WEBSTER Code exists on your property located:

Address: 577 NW 3RD ST, Webster, FL 33597

Parcel #: N36A033 Section/Township/Range: 362122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S1/2 OF THE PARCEL DESCRIBED AS: ONEACRE IN SQ IN NW COR OF LOT 2 BLK 4 G F HAYS
ADD TO WEBSTER PB 1 PG 71

The violation(s) is(are) as follows:

CE-W2019-0023

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-W2019-0023

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE-W2019-0023

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-W2019-0023

13-431A -1.121 FARM ANIMALS LOW

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING,
TRAINING OR TREATING OF FARM ANIMALS

1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

CE-W2019-0023

13-431A -1.124 FOWL LOW INT

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING,
TRAINING OR TREATING OF FARM ANIMALS

1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

You are being notified a violation exists on your property and your next inspection will be November 18, 2019.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, flowing style.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

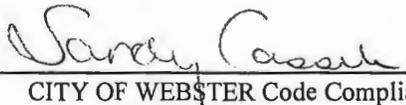
File #: CE-W2019-0023

Burgohy, Geneva
577 NW 3rd St
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning CITY OF WEBSTER Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

At the hearing, the Special Master will hear testimony and receive evidence concerning the alleged violations and at the conclusion of the hearing shall issue an order.

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.


CITY OF WEBSTER Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

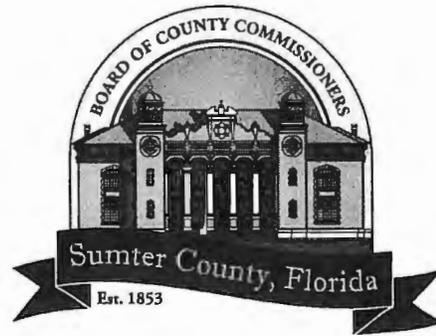
91 7199 9991 7039 6360 0835

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE-W2019-0023

vs.

Burgohy, Geneva (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF WEBSTER, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

I. Violation of Code(s):

CE-W2019-0023

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-W2019-0023

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CE-W2019-0023

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CE-W2019-0023

13-431A -1.121 FARM ANIMALS LOW

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

CE-W2019-0023

13-431A -1.124 FOWL LOW INT
PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING
OR TREATING OF FARM ANIMALS

1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

2. Property Owner(s):
Burgohy, Geneva

3. Location of Violation: 577 NW 3RD ST, Webster, FL 33597

4. Legal Description of Property where violation exists:
Parcel #: N36A033 Section/Township/Range: 362122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE S1/2 OF THE PARCEL DESCRIBED AS: ONEACRE IN SQ IN NW COR OF LOT 2 BLK 4 G F HAYS ADD TO
WEBSTER PB 1 PG 71

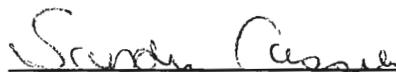
5. Date Violation first Observed: 10/25/2019

6. Date Property owner issued notice of violation: 11/20/2019

7. Date of Notice of Violation Inspection: 12/10/2019

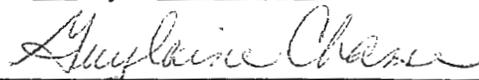
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of CITY OF WEBSTER have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

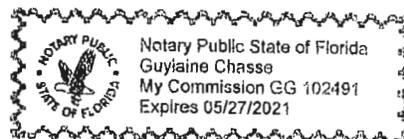


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the
Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/20/2019

File #: CE-W2019-0023

Geneva Burgohy
577 NW 3rd St
WEBSTER, FL 33597

Dear Geneva Burgohy:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 577 NW 3RD ST, Webster, FL 33597

Parcel #: N36A033 Section/Township/Range: 362122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S1/2 OF THE PARCEL DESCRIBED AS: ONEACRE IN SQ IN NW COR OF LOT 2 BLK 4 G F HAYS
ADD TO WEBSTER PB 1 PG 71

However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

CE-W2019-0023

2009 I.P.M.C.

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CE-W2019-0023

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CE-W2019-0023

2009 I.P.M.C.

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CE-W2019-0023

91 7199 9991 7039 6360 0422

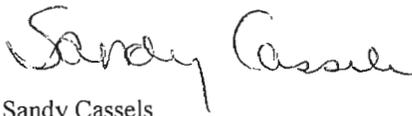
13-431A -1.121 FARM ANIMALS LOW
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CE-W2019-0023

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PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING,
TRAINING OR TREATING OF FARM ANIMALS
1.124 Fowl (low intensity) - where farm animals are not confined at a density of more than 10 per acre.

Failure to correct the above violations before December 09, 2019, will result in this matter being referred to the Special
Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

HEARING NOTICE

**THIS PROPERTY WILL BE CONSIDERED
FOR OFFICIAL ACTION DUE TO A PENDING
CODE ENFORCEMENT CASE**

HEARING DATE: 01/30/2020 TIME: 9:00 AM

HEARING PLACE: 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-W2019-0023

Sumter County Code Compliance Department
7375 Powell Road, Suite 115
Wildwood, FL 34785

Sumter County Property Appraiser

updated: 10/31/2019
PARCEL ID: N36A033

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

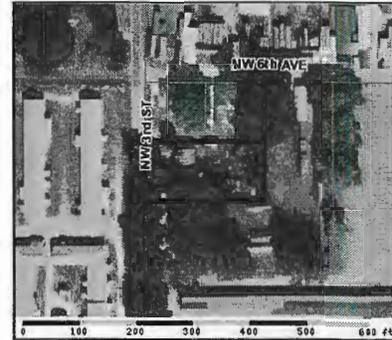
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BURGOHY GENEVA		
Site Address	577 NW 3RD ST, WEBSTER, FL 33597		
Mail Address	577 NW 3RD ST, WEBSTER, FL 33597		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	36/21/22	Neighborhood	8524
Year Built	1988	Tax District	Webster (8008)
Heated Area	1092 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THE S1/2 OF THE PARCEL DESCRIBED AS: ONE ACRE IN SO IN NW COR OF LOT 2 BLK 4 G F HAYS ADD TO WEBSTER PB 1 PG 71		

GIS Aerial



Property & Assessment Values

Land Value	\$10,670.00
Market Value	\$64,240.00
Assessed Value	\$64,240.00
Total Taxable Value	\$64,240.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/2019	3634/489	QC	I (U)	\$100.00	BURGOHY GENEVA
04/2017	3279/213	QC	I (U)	\$26,600.00	NEAL CLINTON GLENN & KATHY MARIE (TIC)
09/1987	353/20	WD	V (U)	\$100.00	BURGOHY GENEVA
03/1987	341/241	WD	V (U)	\$100.00	BURGOHY GENEVA
10/1977	192/403	WD	V (U)	\$100.00	BURGOHY GENEVA
01/1900	0/0		I (U)		BURGOHY GENEVA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1988	BAS=1092 SF OP=29 SF PC=66 SF UTL=33 SF

Note: All S.F. calculations are based on exterior building dimensions.

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Good parking S.F (8521R)	21,780.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	NONE		

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/31/2019

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead contact this office by phone or in writing.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

11/20/2019

File #: CE-W2019-0023

Geneva Burgohy
577 NW 3rd St
WEBSTER, FL 33597

Dear Geneva Burgohy:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 577 NW 3RD ST, Webster, FL 33597

CERTIFIED MAIL



Board of County Commis
Sumter County, Florida
Development Services Depart
7375 Powell Road Suite 200
Wildwood, Florida 34785



91 7199 9991 7039 6360 0422



U.S. POSTAGE PITNEY BOWES
ZIP 34785 \$ 005.60⁰
Q2 4W
000363839 NOV 21 2019

RECEIVED

DEC 10 2019

Sumter County
Development Services

DEC 10 2019

NOV 23 2019

1st NOTICE
2nd NOTICE
RETURNED

DEC 5 2019

NIXIE 339 DE 1 @012/07/19

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC

BC: 34785420399 *1201-08409-21-39

00007347854 2019