



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Code Enforcement Special Master Hearing

February 24, 2022

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

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Any person requiring reasonable accommodation at this meeting because of disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

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MEETING IS CALLED TO ORDER BY SPECIAL MASTER

FLAG SALUTE

**1. MINUTES**

**a. Minutes from Special Master Meeting 01-27-2022**

Documents:

[Special Master Minutes 01-27-2022.pdf](#)

**2. REPORTS & INPUT**

**a. Secretary Swears in Sumter County Inspectors**

**b. Public Forum**

**c. Affidavit of Compliance**

1. CE2021-0300

Name: Francis Davis

Compliance Date: December 29, 2021

Status: Compliant with Outstanding Staff Costs

**Recommendation: Approval and Waiver of Staff Costs**

Documents:

[Finding of Facts \(Order\).pdf](#)  
[Affidavit of Compliance.pdf](#)

2. CE2021-0315

Name: John Haller

Compliance Date: January 27, 2022

Status: Compliant with Outstanding Staff Costs

**Recommendation: Approval and Waiver of Staff Costs**

Documents:

[Finding of Facts \(Order\).pdf](#)  
[Affidavit of Compliance.pdf](#)

3. CE2021-0324

Name: Dustin Redding

Compliance Date: January 21, 2022

Status: Compliant with No Outstanding Staff  
Costs and Fines

**Recommendation: Approval**

4. CE2021-0339

Name: Nora Fox & Timothy Cockrell

Compliance Date: February 8, 2022

Status: Compliant with No Outstanding Staff  
Costs and Fines

**Recommendation: Approval**

5. CE2021-0360

Name: Glenda Sanchez

Compliance Date: February 15, 2022

Status: Compliant with No Outstanding Staff  
Costs

**Recommendation: Approval**

Documents:

[Finding of Facts \(Order\).pdf](#)  
[Affidavit of Compliance.pdf](#)

6. CE2021-0365

Name: Vista Oaks Estate LLC

Compliance Date: January 18, 2022

Status: Compliant with No Outstanding Staff  
Costs

**Recommendation: Approval**

Documents:

[Finding of Facts \(Order\).pdf](#)  
[Affidavit of Compliance.pdf](#)

7. CE-W2021-0026

Name: Alex Ottewell

Compliance Date: January 13, 2022

Status: Compliant with Outstanding Staff Costs  
and Fines

**Recommendation: Approval and Waiver of Staff Costs and  
Fines**

Documents:

[Finding of Facts \(Order\).pdf](#)  
[Affidavit of Compliance.pdf](#)

d. **Post-Hearing Affidavit of Non-Compliance Proceeding to Filing Lien (For  
Information Only)**

CE2021-0111

James Perry

CE2021-0157

Aaron & Candice Adams

e. **Pre-Hearing Compliance (For Information Only)**

CE2021-0442

Sunny Shores MH & RV Resort LLC

### 3. CODE ENFORCEMENT HEARINGS

a. **CE2021-0425**

Name: Property Owners of Anglers Haven  
Address: CR 482A, Lake Panasoffkee, FL. 33538  
Violations: 6-104.(4) NUISANCES-INOPERABLE  
Inspector: Kevin Vann

**Recommendation: Find in Non-compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

b. **CE2021-0428**

Name: Joedy D & Stacey A Carter  
Address: 13079 CR 245W, Oxford, FL. 34484  
Violations: FBC Section 105 Permits [A] 105.1 Required  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

c. **CE2021-0434**

Name: Timothy Scott Heaton

Address: 3097 CR 417, Lake Panasoffkee, FL 33538

Violations: 2009 I.P.M.C. 308.1 Accumulation of  
Rubbish;  
2009 I.P.M.C. 308.2 Disposal of Rubbish;  
2009 I.P.M.C. 308.2.1 Rubbish Storage

Facilities;  
2009 I.P.M.C. 308.3 Disposal of Garbage;  
6-104.(5) Nuisances - Grass;  
E.3.1.2 SHC 307.4 SHC Sanitation Req-

Care;  
6-104.(4) Nuisances - Inoperable;  
FBC Section 105 Permits [A] 105.1

Required

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

d. **CE2021-0437**

Name: Anthony Michael (JTWROS) & Hugh Lee

Address: 1423 CR 604, Bushnell, FL 33513

Violations: 2009 I.P.M.C. 305.4 Stairs and Walking  
Surfaces;  
2009 I.P.M.C. 304.18.2 Windows;  
E.3.1.2 SHC 307.4 SHC Sanitation Req-

Care

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

e. **CE2021-0439**

Name: Michael J & Alexander & Paillette Alexandria  
Lynch

Address: 4086 CR 316, Bushnell, FL 33513

Violations: 2009 I.P.M.C. 108.1.1 Unsafe structures;  
2009 I.P.M.C. 604.1 Facilities required;  
E.3.1.2 SHC 307.4 SHC Sanitation Req-  
Care

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

f. **CE2021-0446**

Name: Darryl & Kimberly Flanders

Address: 2843 C-44A, Wildwood, FL. 34785

Violations: 2009 I.P.M.C. SCC. LDC Violation Sec. 13-621.  
- Temporary use requirements

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

g. **CE2021-0448**

Name: Deah Akins & Jacob Phillips Fussell

Address: 13479 CR 719, Webster, FL. 33597

Violations: 2009 I.P.M.C. SCC. LDC Violation 13-621. -  
Temporary use requirements;  
2009 I.P.M.C. 308.1 Accumulation of  
Rubbish;  
2009 I.P.M.C. 308.2 Disposal of Rubbish;  
2009 I.P.M.C. 308.2.1 Rubbish Storage  
Facilities;  
6-104.(2) Nuisances - Trash & Debris;  
6-104.(4) Nuisances - Inoperable;  
E.3.1.2 SHC 307.4 SHC Sanitation Req-  
Care;  
13-611(E) Residentail Accessory Uses

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

h. **CE2021-0455**

Name: Elizabeth Cumbie

Address: 11859 SW 36th Ter, Webster, FL. 33597

Violations: 2009 I.P.M.C. 504.1 General - Plumbing;  
2009 I.P.M.C. 505.1 General - Plumbing;  
2009 I.P.M.C. 505.3 Supply - Water;  
2009 I.P.M.C. 604.2 Service - Electrical;  
2009 I.P.M.C. 604.3.1.1 Electrical  
Equipment;  
2009 I.P.M.C. 304.7 Roofs and Drainage;  
E.3.1.2 SHC 307.4 SHC Sanitation Req-  
Care;  
2009 I.P.M.C. S 302.4 Weeds

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)



i. **CE2021-0459**

Name: John Dematteo  
Address: 180 SW 55th Pl, Bushnell, FL. 33513  
Violations: 13-431A -1.124 FOWL LOW INT  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

j. **CE2021-0460**

Name: Taco-N Madre Properties LLC  
Address: 1118 CR 440, Lake Panasoffkee, FL. 33538  
Violations: FBC Section 105 Permits [A] 105.1 Required  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

4. **ADJOURN**

**Contact Us:**

[administrative.services@sumtercountyfl.gov](mailto:administrative.services@sumtercountyfl.gov)