

BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

February 27, 2020

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

A. Affidavit of Compliance

1. CE2019-0226 Priscilla Sanders
2. CE2019-0227 Priscilla Sanders
3. CE2019-0397 Robert & Whitney Duval
4. CE2019-0402 Russell Davidson

B. Affidavit of Non-Compliance

1. CE2019-0348 Dolores Caprilozzi
2. CE2019-0350 Joann Emerson

C. Affidavit of Pre-Hearing Compliance

1. CE2019-0409 Ralph & Dianne Vann
2. CE2019-0411 Audrey Norris & Charlene Sumner
3. CE2019-0414 Susan Russell
4. CE2019-0420 Shawn Ross
5. CE2019-0425 Joshua Perry

D. Old Business

E. New Business

1. CE2019-0408 William Byrnes

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)

[Courtesy Notice of Violation, supporting document.pdf](#)

2. CE2019-0410 Timote Garcia-Cruz and Viviana Garcia-Cruz

Documents:

[Attorney Questionnaire, supporting documents.pdf](#)

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

3. CE2019-0415 Shawn Pitts

Documents:

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

4. CE2019-0417 Louis Gonzalez

Documents:

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

5. CE2019-0419 Jonathan Russell

Documents:

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

6. CE2019-0422 Sheryl & Todd Mooney

Documents:

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

7. CE2019-0427 Ronald & Heather Williams

Documents:

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

8. CE2019-0431 Cory Feldt

Documents:

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

F. Public Forum

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0408 OR _____ PG _____ 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: BYRNES, WILLIAM C

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 2/14/20

What is the General Location of this property? _____ Parcel #: M11A002

What is the Property Address? 4043 CR 317A, Bushnell, FL 33513

When did this case begin? 11/27/19

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?

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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 2/14/2020

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: 2/13/2020

PARCEL ID: M11A002

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

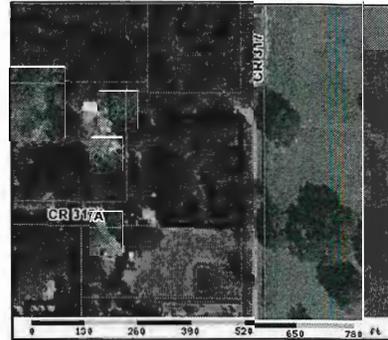
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BYRNES WILLIAM C		
Site Address	4043 CR 317A, BUSHNELL, FL 33513		
Mail Address	101 OLD STATE ROAD, CAROGA LAKE, NY 12032		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	11/21/21	Neighborhood	4551
Year Built	1969	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 2 PONDELISA SUBD PLAT BOOK 3 PG 65			

GIS Aerial



Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$23,280.00
Assessed Value	\$17,180.00
Total Taxable Value	\$0.00
Exemptions	\$17,180
	\$0

01 - Homestead
02 - Additional Homestead

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
05/2015	2974/731	QC	1 (U)	\$100.00	BYRNES WILLIAM C
12/1973	147/691	WD	1 (U)	\$2,750.00	BYRNES W C & ELEANOR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 200 (MHR2)	Wall Type 1	1969	BAS=672 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4551M)	1.00 Lot	260.00	185.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Polebarn Shed W/O Con (BR1)	1.00 (26.00 x 56.00)	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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

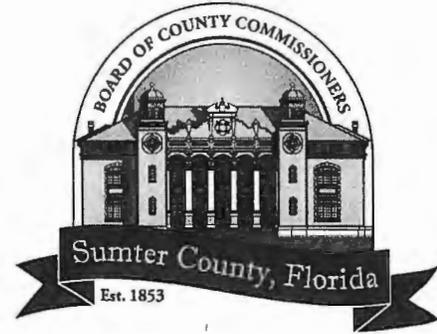
Date: February 20, 2020
Case: CE2019-0408
Name: BYRNES, WILLIAM C

<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 02/14/2020 KV	50.00
NOV Inspection 01/07/2020 KV	50.00
CNV Inspection 12/16/2019 KV	50.00
Initial Inspection 11/27/2019 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>



COURTESY NOTICE OF VIOLATION

12/2/2019

File #: CE2019-0408

WILLIAM C BYRNES
101 OLD STATE ROAD
CAROGA LAKE, NY 12032

Dear WILLIAM C BYRNES:

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

Address: 4043 CR 317A, Bushnell, FL 33513
Parcel #: M11A002 Section/Township/Range: 112121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 2 PONDELISA SUBD PLAT BOOK 3 PG 65

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

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You are being notified a violation exists on your property and your next inspection will be December 16, 2019.

Thank you for your attention in this matter.

Sincerely,

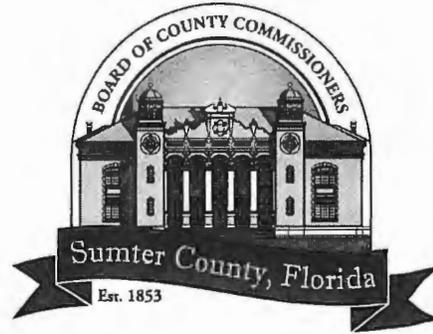
A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, flowing style.

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

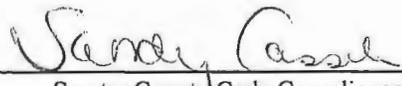
File #: CE2019-0408

BYRNES, WILLIAM C
101 OLD STATE ROAD
CAROGA LAKE, NY 12032

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 2/27/2020, 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 1/27/2020.



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

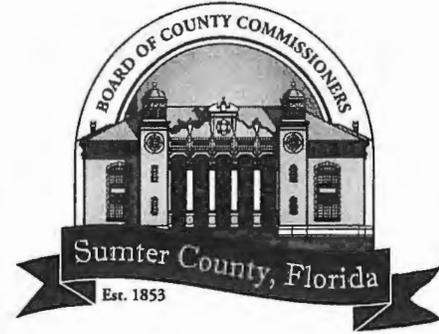
91 7199 9991 7039 6360 1320

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.

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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0408

vs.

BYRNES, WILLIAM C (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):

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2. Property Owner(s):
BYRNES, WILLIAM C

3. Location of Violation: 4043 CR 317A, Bushnell, FL 33513

4. Legal Description of Property where violation exists:
Parcel #: M11A002 Section/Township/Range: 112121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 2 PONDELISA SUBD PLAT BOOK 3 PG 65

5. Date Violation first Observed: 11/27/2019

6. Date Property owner issued notice of violation: 12/17/2019

7. Date of Notice of Violation Inspection: 1/7/2020

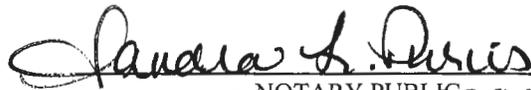
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

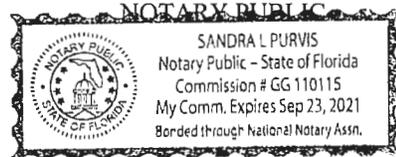
DATED this Monday, the 27th day of January, 2020.



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 Monday, the 27th day of January, 2020.





Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

12/17/2019

File #: CE2019-0408

WILLIAM C BYRNES
101 OLD STATE ROAD
CAROGA LAKE, NY 12032

Dear WILLIAM C BYRNES:

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

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Parcel #: M11A002 Section/Township/Range: 112121
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Legal Description (partial):
LOT 2 PONDELISA SUBD PLAT BOOK 3 PG 65

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

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91 7199 9991 7039 6360 0682 34

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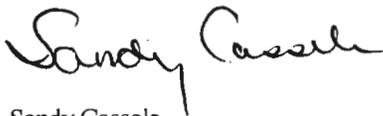
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Failure to correct the above violations before January 07, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,



Sandy Cassels

Development Technician

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0408

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

Sumter County Property Appraiser

updated: 11/21/2019

PARCEL ID: M11A002

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

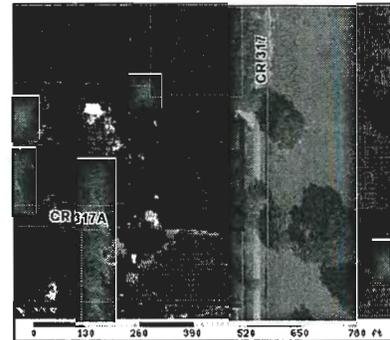
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BYRNES WILLIAM C		
Site Address	4043 CR 317A, BUSHNELL, FL 33513		
Mail Address	101 OLD STATE ROAD, CAROGA LAKE, NY 12032		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	11/21/21	Neighborhood	4551
Year Built	1969	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 2 PONDELISA SUBD PLAT BOOK 3 PG 65		

GIS Aerial



Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$23,280.00
Assessed Value	\$17,180.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$17,180 02 - Additional Homestead \$0

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
05/2015	2974/731	QC	I (U)	\$100.00	BYRNES WILLIAM C
12/1973	147/691	WD	I (U)	\$2,750.00	BYRNES W C & ELEANOR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 200 (MHR2)	Wall Type 1	1969	BAS=672 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4551M)	1.00 Lot	260.00	186.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Polebarn Shed W/O Con (BR1)	1.00 (26.00 x 56.00)	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/21/2019

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.

STATEMENT OF CODE CASE COSTS

Date: February 20, 2020
Case: CE2019-0408
Name: BYRNES, WILLIAM C

<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 02/14/2020 KV	50.00
NOV Inspection 01/07/2020 KV	50.00
CNV Inspection 12/16/2019 KV	50.00
Initial Inspection 11/27/2019 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).

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0410 OR 764 PG 517 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: CRUZ, TIMOTEO GARCIA- & VIVIANA
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 2/13/20

What is the General Location of this property? _____ Parcel #: F30F045

What is the Property Address? 3291 CR 417, Lake Panasoffkee, FL 33538

When did this case begin? 11/29/19

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?

CE2019-0410

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 2/13/2020

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: 2/13/2020

PARCEL ID: F30F045

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

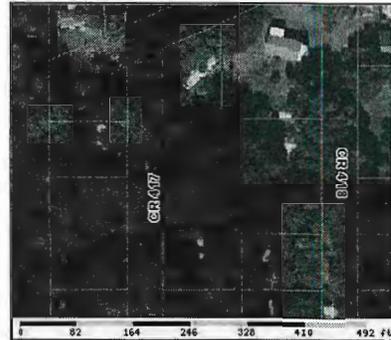
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
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Result: 1 of 1

Owner & Property Info

Owner's Name	CRUZ TIMOTEO GARCIA- & VIVIANA		
Site Address	3291 CR 417, LAKE PANASOFFKEE, FL 33538		
Mail Address	3078 CR 418, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5016
Year Built	1974	Tax District	County (1001)
Heated Area	864 (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 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 180THINT IN LOT 7 OR 162 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN			

GIS Aerial



Property & Assessment Values

Land Value	\$13,280.00
Market Value	\$39,230.00
Assessed Value	\$38,970.00
Total Taxable Value	\$38,970.00
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
05/2016	3112/449	WD	I (Q)	\$27,500.00	CRUZ TIMOTEO GARCIA- & VIVIANA GARCIA-
01/2014	2727/690	WD	I (U)	\$14,000.00	WHITE MARJORIE S
06/2013	2627/76	CT	I (U)	\$6,100.00	UNDERWOOD & UNDERWOOD
01/2011	2308/607	DC	I (U)	\$0.00	SANDUSKY JACQUELINE R ESTATE
09/1999	764/517	WD	I (Q)	\$6,000.00	SANDUSKY JACQUELINE R
09/1999	764/519	WD	I (Q)	\$30,000.00	SANDUSKY JACQUELINE R
04/1993	479/797	WD	I (Q)	\$7,000.00	SANDUSKY JACQUELINE R
10/1986	334/76	WD	I (Q)	\$23,000.00	SANDUSKY JACQUELINE R
08/1986	331/377	WD	I (Q)	\$15,000.00	SANDUSKY JACQUELINE R
01/1977	182/368	WD	V (U)	\$100.00	SANDUSKY JACQUELINE R
01/1977	182/369	AA	V (Q)	\$15,000.00	SANDUSKY JACQUELINE R
05/1971	119/206	WD	V (Q)	\$2,100.00	SANDUSKY JACQUELINE R

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	1974	BAS=864 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003M)	80.00 Front Feet	80.00	111.00
2	Lk Pana (5003M)	70.00 Front Feet	70.00	111.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

Result: 1 of 1

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STATEMENT OF CODE CASE COSTS

Date: February 20, 2020

Case: CE2019-0410

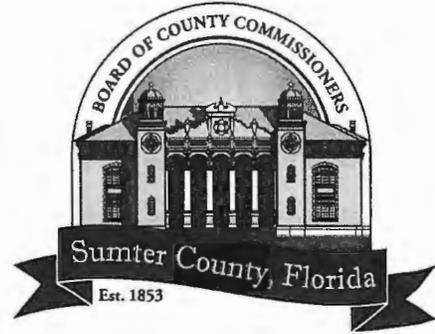
Name: CRUZ, TIMOTEO GARCIA- & VIVIANA

<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 02/13/2020 KV	50.00
NOV Inspection 01/08/2020 KV	50.00
CNV Inspection 12/17/2019 KV	50.00
Initial Inspection 11/29/2019 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

12/2/2019

File #: CE2019-0410

TIMOTEO GARCIA- & VIVIANA CRUZ
3291 CR 417
LAKE PANASOFFKEE, FL 33538

Dear TIMOTEO GARCIA- & VIVIANA CRUZ:

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

Address: 3291 CR 417, Lake Panasoffkee, FL 33538

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80THINT
IN LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

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

CE2019-0410

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 17, 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

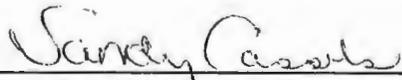
File #: CE2019-0410

CRUZ, TIMOTEO GARCIA- & VIVIANA
3291 CR 417
LAKE PANASOFFKEE, 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 2/27/2020, 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 1/27/2020.



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

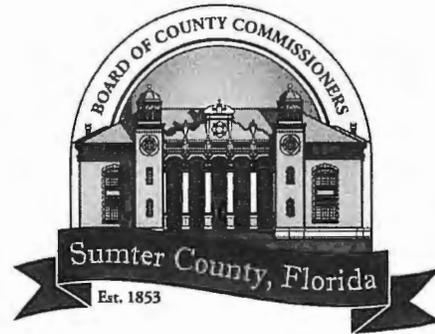
91 7199 9991 7039 6360 1313

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 #: CE2019-0410

vs.

CRUZ, TIMOTEO GARCIA- & VIVIANA (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):

CE2019-0410

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):

CRUZ, TIMOTEO GARCIA- & VIVIANA

3. Location of Violation: 3291 CR 417, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80THINT IN LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

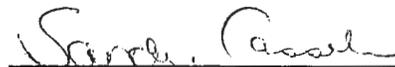
5. Date Violation first Observed: 11/29/2019

6. Date Property owner issued notice of violation: 12/18/2019

7. Date of Notice of Violation Inspection: 1/8/2020

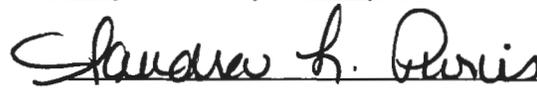
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

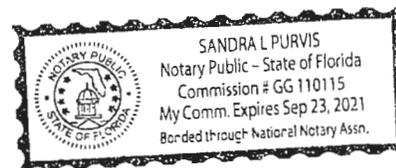


Sandy Cassels

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 Monday, the 27th day of January, 2020.

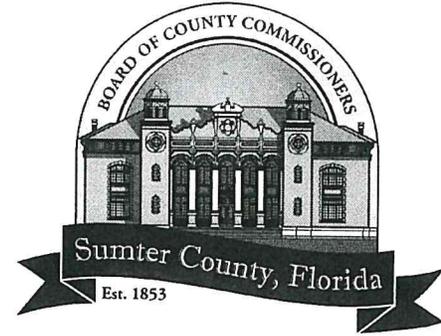


NOTARY PUBLIC



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

12/18/2019

File #: CE2019-0410

TIMOTEO GARCIA- & VIVIANA CRUZ
3291 CR 417
LAKE PANASOFFKEE, FL 33538

Dear TIMOTEO GARCIA- & VIVIANA CRUZ:

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

Address: 3291 CR 417, Lake Panasoffkee, FL 33538

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80TH IN
LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

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

CE2019-0410

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

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Failure to correct the above violations before January 08, 2020, 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 0729

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0410

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

Sumter County Property Appraiser

updated: 11/21/2019

PARCEL ID: F30F045

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

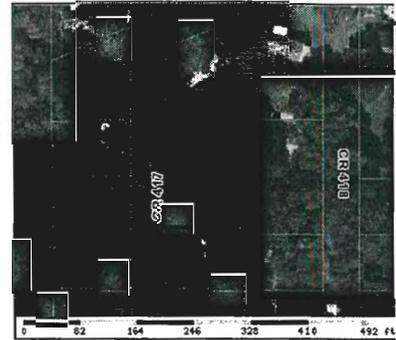
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Result: 1 of 1

Owner & Property Info

Owner's Name	CRUZ TIMOTEO GARCIA- & VIVIANA		
Site Address	3291 CR 417, LAKE PANASOFFKEE, FL 33538		
Mail Address	3078 CR 418, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5016
Year Built	1974	Tax District	County (1001)
Heated Area	864 (SF)	Market Area	1
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GIS Aerial



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Land Value	\$13,280.00
Market Value	\$39,230.00
Assessed Value	\$38,970.00
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05/1971	119/206	WD	V (Q)	\$2,100.00	SANDUSKY JACQUELINE R

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	1974	BAS=864 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003M)	80.00 Front Feet	80.00	111.00
2	Lk Pana (5003M)	70.00 Front Feet	70.00	111.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/21/2019

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.

STATEMENT OF CODE CASE COSTS

Date: February 20, 2020

Case: CE2019-0410

Name: CRUZ, TIMOTEO GARCIA- & VIVIANA

<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 02/13/2020 KV	50.00
NOV Inspection 01/08/2020 KV	50.00
CNV Inspection 12/17/2019 KV	50.00
Initial Inspection 11/29/2019 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).

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0415 OR 1075 PG 529 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: PITTS, SHAWN

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 2/13/20

What is the General Location of this property? _____ Parcel #: F32C099

What is the Property Address? 899 CR 455, Lake Panasoffkee, FL 33538

When did this case begin? 12/3/19

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?

CE2019-0415

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.

CE2019-0415

2009 I.P.M.C.

303.1 Swimming pools.

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

CE2019-0415

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.

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 2/13/2020

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: 2/13/2020

PARCEL ID: F32C099

<< 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	PITTS SHAWN		
Site Address	899 CR 455, LAKE PANASOFFKEE, FL 33538		
Mail Address	899 CR 455, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	1985	Tax District	County (1001)
Heated Area	1161 (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 3 & 4 BLK 20 TRACY POINT ORG PLAT PLAT BOOK 2 PAGE 26 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$18,240.00
Market Value	\$149,690.00
Assessed Value	\$115,480.00
Total Taxable Value	\$65,480.00
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
03/2015	2937/744	WD	I (Q)	\$129,000.00	PITTS SHAWN
03/2003	1058/082	WD	I (Q)	\$90,000.00	MCKILLIPS MICHAEL J & ALICE M
03/2003	1075/529	WD	I (U)	\$0.00	MCKILLIPS MICHAEL J & ALICE M
09/2001	916/494	WD	I (Q)	\$69,900.00	SCHIRO HERBERT & SUSAN B KUSKA
12/1997	665/356	WD	I (U)	\$100.00	SCHIRO HERBERT & SUSAN B KUSKA
12/1997	667/293	WD	I (Q)	\$58,000.00	SCHIRO HERBERT & SUSAN B KUSKA
03/1988	364/337	QC	I (U)	\$100.00	SCHIRO HERBERT & SUSAN B KUSKA
07/1987	348/761	WD	I (Q)	\$58,500.00	SCHIRO HERBERT & SUSAN B KUSKA
04/1985	305/548	WD	I (U)	\$100.00	SCHIRO HERBERT & SUSAN B KUSKA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Wall Type 3	1985	BAS=1161 SF CPF=176 SF 5P=162 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	200.00 Front Feet	200.00	108.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (20.00 x 20.00)	2002
2	Screened Porch 2 (SP2)	1.00 (18.00 x 10.00)	2011

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

Result: 1 of 1

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STATEMENT OF CODE CASE COSTS

Date: February 21, 2020

Case: CE2019-0415

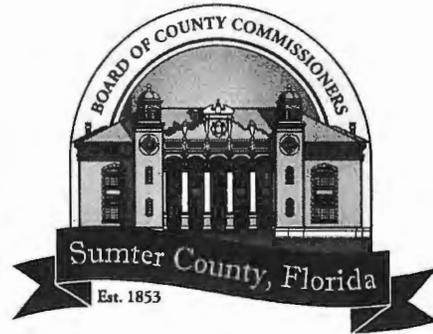
Name: PITTS, SHAWN

<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 02/13/2020 KV	50.00
NOV Inspection 01/09/2020 KV	50.00
CNV Inspection 12/20/2019 KV	50.00
Initial Inspection 12/03/2019 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

12/4/2019

File #: CE2019-0415

SHAWN PITTS
899 CR 455
LAKE PANASOFFKEE, FL 33538

Dear SHAWN PITTS:

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

Address: 899 CR 455, Lake Panasoffkee, FL 33538
Parcel #: F32C099 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 3 & 4 BLK 20 TRACY POINT ORG PLAT PLAT BOOK 2 PAGE 26 1/2

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

CE2019-0415

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.

CE2019-0415

2009 I.P.M.C.

303.1 Swimming pools.

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

CE2019-0415

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.

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

Thank you for your attention in this matter.

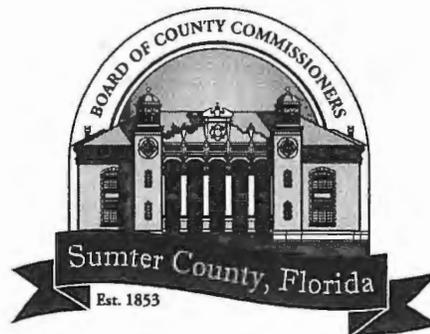
Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large, looped 'S' at the beginning.

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

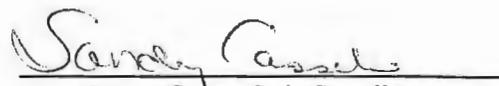
File #: CE2019-0415

PITTS, SHAWN
899 CR 455
LAKE PANASOFFKEE, 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 2/27/2020, 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 1/27/2020.


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 1290

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 #: CE2019-0415

vs.

PITTS, SHAWN (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):

CE2019-0415

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.

CE2019-0415

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CE2019-0415

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

2. Property Owner(s):

PITTS, SHAWN

3. Location of Violation: 899 CR 455, Lake Panasoffkee, FL 33538
4. Legal Description of Property where violation exists:
 Parcel #: F32C099 Section/Township/Range: 321922
 Subdivision: Tract:
 Block: Lot(s):
 Legal Description (partial):
 LOTS 3 & 4 BLK 20 TRACY POINT ORG PLAT PLAT BOOK 2 PAGE 26 1/2
5. Date Violation first Observed: 12/3/2019
6. Date Property owner issued notice of violation: 12/23/2019
7. Date of Notice of Violation Inspection: 1/9/2020

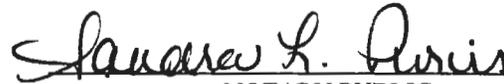
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

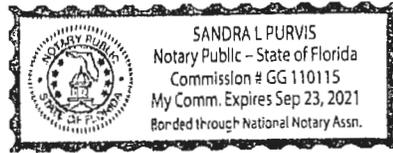


 Sandy Cassels

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 Monday, the 27th 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

12/23/2019

File #: CE2019-0415

SHAWN PITTS
899 CR 455
LAKE PANASOFFKEE, FL 33538

Dear SHAWN PITTS:

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

Address: 899 CR 455, Lake Panasoffkee, FL 33538
Parcel #: F32C099 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 3 & 4 BLK 20 TRACY POINT ORG PLAT PLAT BOOK 2 PAGE 26 1/2

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

CE2019-0415

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.

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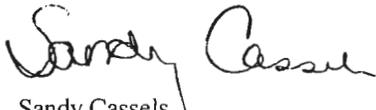
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Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

91 7199 9991 7039 6360 0736

Failure to correct the above violations before January 09, 2020, 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 initial "S" and a long, sweeping underline.

Sandy Cassels

Development Technician

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0415

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

Sumter County Property Appraiser

updated: 11/21/2019

PARCEL ID: F32C099

<< 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	PITTS SHAWN		
Site Address	899 CR 455, LAKE PANASOFFKEE, FL 33538		
Mail Address	899 CR 455, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	1985	Tax District	County (1001)
Heated Area	1161 (5F)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 3 & 4 BLK 20 TRACY POINT ORG PLAT PLAT BOOK 2 PAGE 26 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$18,240.00
Market Value	\$149,690.00
Assessed Value	\$115,480.00
Total Taxable Value	\$65,480.00
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Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
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09/2001	916/494	WD	I (Q)	\$69,900.00	SCHIRO HERBERT & SUSAN B KUSKA
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12/1997	667/293	WD	I (Q)	\$58,000.00	SCHIRO HERBERT & SUSAN B KUSKA
03/1988	364/337	QC	I (U)	\$100.00	SCHIRO HERBERT & SUSAN B KUSKA
07/1987	348/761	WD	I (Q)	\$58,500.00	SCHIRO HERBERT & SUSAN B KUSKA
04/1985	305/548	WD	I (U)	\$100.00	SCHIRO HERBERT & SUSAN B KUSKA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Wall Type 3	1985	BAS=1161 SF CPF=176 SF SP=162 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	200.00 Front Feet	200.00	108.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (20.00 x 20.00)	2002
2	Screened Porch 2 (SP2)	1.00 (18.00 x 10.00)	2011

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/21/2019

Result: 1 of 1

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Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0417 OR 1733 PG 731 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: GONZALEZ, LOUIS JUAN

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/13/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F30C076

What is the Property Address? 3678 CR 405A, Lake Panasoffkee, FL 33538

When did this case begin? 12/4/19

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?

CE2019-0417
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.

CE2019-0417
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.

CE2019-0417
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.

CE2019-0417
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 2/13/2020

When was the last time you visited the property? 12/4/2019

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: 2/13/2020

PARCEL ID: F30C076

<< 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	GONZALEZ LOUIS JUAN		
Site Address	3678 CR 405A, LAKE PANASOFFKEE, FL 33538		
Mail Address	3678 CR 405A, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5009
Year Built	1989	Tax District	County (1001)
Heated Area	1392 (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 SW COR OF SE1/4 OF NW1/4 RUN N 800 FT FOR POB RUN N 200 FT N 89 DEG 33 MIN E 130 FT S 200 FT S 89 DEG 33 MIN W130 FT TO POB KNOWN AS LOT 76 & 77 OLIVE PALM COMMUNITY OR 268 PG 286			

GIS Aerial



Property & Assessment Values

Land Value	\$11,950.00
Market Value	\$38,580.00
Assessed Value	\$36,570.00
Total Taxable Value	\$11,070.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$0 34 - Total Disabled \$500

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
01/2007	1733/731	QC	I (U)	\$100.00	GONZALEZ LOUIS JUAN
07/2005	1412/792	QC	I (U)	\$74,700.00	GONZALEZ RAYMOND
05/1992	455/466	WD	I (Q)	\$10,000.00	GONZALEZ RAYMOND
09/1990	455/465	DC	V (U)	\$100.00	GONZALEZ RAYMOND
11/1978	208/286	WD	V (Q)	\$6,000.00	GONZALEZ RAYMOND
08/1971	121/220	WD	V (Q)	\$1,400.00	GONZALEZ RAYMOND

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	1989	BAS=1056 SF
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1968	BAS=336 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5001M)	200.00 Front Feet	200.00	130.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (10.00 x 15.00)	1993
2	Carpport/Open Porch 1 (PC1)	1.00 (18.00 x 10.00)	2007
3	Enclosed Porch (EP1)	1.00 (22.00 x 10.00)	2007
4	Utility 2 (UT2)	1.00 (32.00 x 12.00)	2009
5	Enclosed Porch (EP1)	1.00 (38.00 x 20.00)	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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.

STATEMENT OF CODE CASE COSTS

Date: February 21, 2020

Case: CE2019-0417

Name: GONZALEZ, LOUIS JUAN

<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 02/13/2020 KV	50.00
NOV Inspection 01/09/2020 KV	50.00
CNV Inspection 12/23/2019 KV	50.00
Initial Inspection 12/04/2019 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

12/5/2019

File #: CE2019-0417

LOUIS JUAN GONZALEZ
3678 CR 405A
LAKE PANASOFFKEE, FL 33538-4212

Dear LOUIS JUAN GONZALEZ:

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

Address: 3678 CR 405A, Lake Panasoffkee, FL 33538
Parcel #: F30C076 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT SW COR OF SE1/4 OF NW1/ 4 RUN N 800 FT FOR POB RUN N 200 FT N 89 DEG 33 MIN E 130 F
T S 200 FT S 89 DEG 33 MIN W 130 FT TO POB KNOWN AS LOT 76 & 77 OLIVE PALM COMMUNITY OR
208 PG 286

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

CE2019-0417

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.

CE2019-0417

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.

CE2019-0417

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.

CE2019-0417

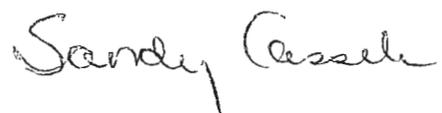
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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 23, 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

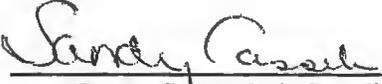
File #: CE2019-0417

GONZALEZ, LOUIS JUAN
3678 CR 405A
LAKE PANASOFFKEE, FL 33538-4212

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 2/27/2020, 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 1/27/2020.



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 1283

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 #: CE2019-0417

vs.

GONZALEZ, LOUIS JUAN (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):

CE2019-0417

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.

CE2019-0417

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CE2019-0417

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.

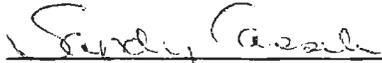
2. Property Owner(s):

GONZALEZ, LOUIS JUAN

3. Location of Violation: 3678 CR 405A, Lake Panasoffkee, FL 33538
4. Legal Description of Property where violation exists:
Parcel #: F30C076 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT SW COR OF SE1/4 OF NW1/ 4 RUN N 800 FT FOR POB RUN N 200 FT N 89 DEG 33 MIN E 130 F T S 200 FT S 89 DEG 33 MIN W130 FT TO POB KNOWN AS LOT 76 & 77 OLIVE PALM COMMUNITY OR 208 PG 286
5. Date Violation first Observed: 12/4/2019
6. Date Property owner issued notice of violation: 12/26/2019
7. Date of Notice of Violation Inspection: 1/9/2020

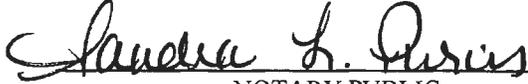
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

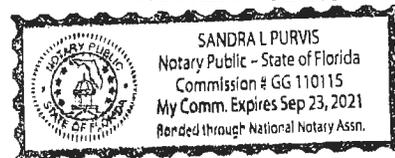


Sandy Cassels

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 Monday, the 27th 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

12/26/2019

File #: CE2019-0417

LOUIS JUAN GONZALEZ
3678 CR 405A
LAKE PANASOFFKEE, FL 33538-4212

Dear LOUIS JUAN GONZALEZ:

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

Address: 3678 CR 405A, Lake Panasoffkee, FL 33538

Parcel #: F30C076 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT SW COR OF SE1/4 OF NW1/ 4 RUN N 800 FT FOR POB RUN N 200 FT N 89 DEG 33 MIN E 130 F
T S 200 FT S 89 DEG 33 MIN W 130 FT TO POB KNOWN AS LOT 76 & 77 OLIVE PALM COMMUNITY OR
208 PG 286

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

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2009 I.P.M.C.

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CE2019-0417

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Failure to correct the above violations before January 09, 2020, 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: 02/27/2020 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. CE2019-0417

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

Sumter County Property Appraiser

updated: 11/21/2019

PARCEL ID: F30C076

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

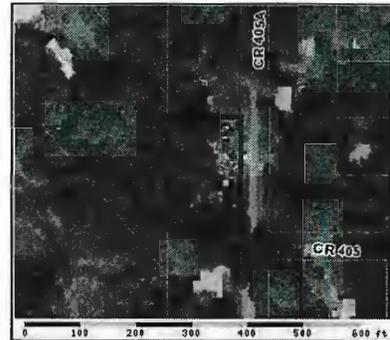
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	GONZALEZ LOUIS JUAN		
Site Address	3678 CR 405A, LAKE PANASOFFKEE, FL 33538		
Mail Address	3678 CR 405A, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5009
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Property & Assessment Values

Land Value	\$11,950.00
Market Value	\$38,580.00
Assessed Value	\$36,570.00
Total Taxable Value	\$11,070.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$0 34 - Total Disabled \$500

Sales History

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Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
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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	1989	BAS=1056 SF
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Note: All S.F. calculations are based on exterior building dimensions.

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#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (S001M)	200.00 Front Feet	200.00	130.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (10.00 x 15.00)	1993
2	Carport/Open Porch 1 (PC1)	1.00 (18.00 x 10.00)	2007
3	Enclosed Porch (EP1)	1.00 (22.00 x 10.00)	2007
4	Utility 2 (UT2)	1.00 (32.00 x 12.00)	2009
5	Enclosed Porch (EP1)	1.00 (38.00 x 20.00)	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/21/2019

Result: 1 of 1

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STATEMENT OF CODE CASE COSTS

Date: February 21, 2020

Case: CE2019-0417

Name: GONZALEZ, LOUIS JUAN

<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 02/13/2020 KV	50.00
NOV Inspection 01/09/2020 KV	50.00
CNV Inspection 12/23/2019 KV	50.00
Initial Inspection 12/04/2019 KV	50.00
Total Costs	311.90

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Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0419 OR 1163 PG 744 Zoning: RR1

- 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: RUSSELL, JONATHAN F
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/14/20

What is the General Location of this property? Bushnell Parcel #: N20A005D

What is the Property Address? 7291 CR 650, Bushnell, FL 33513

When did this case begin? 12/6/19

- 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?

CE2019-0419

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.

CE2019-0419

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.

CE2019-0419

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 2/14/2020

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: 2/13/2020

PARCEL ID: N20A005D

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

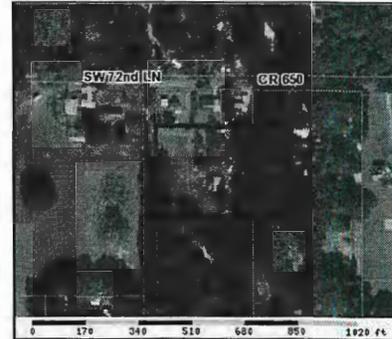
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	RUSSELL JONATHAN F		
Site Address	7291 CR 650, BUSHNELL, FL 33513		
Mail Address	1453 CR 650, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	20/21/22	Neighborhood	6301
Year Built	1986	Tax District	County (1001)
Heated Area	1056 (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 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135			

GIS Aerial



Property & Assessment Values

Land Value	\$23,280.00
Market Value	\$48,390.00
Assessed Value	\$48,390.00
Total Taxable Value	\$48,390.00
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
02/2010	2170/639	WD	1 (Q)	\$39,900.00	RUSSELL JONATHAN F
08/2006	2170/628	DC	1 (U)	\$0.00	HANSEN WILLIAM K TRUST
01/2004	1163/744	WD	V (Q)	\$14,000.00	HANSEN WILLIAM K TRUSTEE

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	1986	BAS=1056 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)	2.06 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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: February 21, 2020

Case: CE2019-0419

Name: RUSSELL, JONATHAN F

<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 02/14/2020 KV	50.00
NOV Inspection 01/10/2020 KV	50.00
CNV Inspection 12/24/2019 KV	50.00
Initial Inspection 12/06/2019 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

12/9/2019

File #: CE2019-0419

JONATHAN F RUSSELL
1453 CR 650
BUSHNELL, FL 33513

Dear JONATHAN F RUSSELL:

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

Address: 7291 CR 650, Bushnell, FL 33513

Parcel #: N20A005D Section/Township/Range: 202122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135

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

CE2019-0419

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.

CE2019-0419

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.

CE2019-0419

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 24, 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

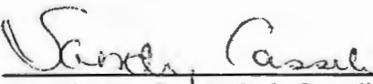
File #: CE2019-0419

RUSSELL, JONATHAN F
1453 CR 650
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 2/14/2020, 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 1/27/2020.



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

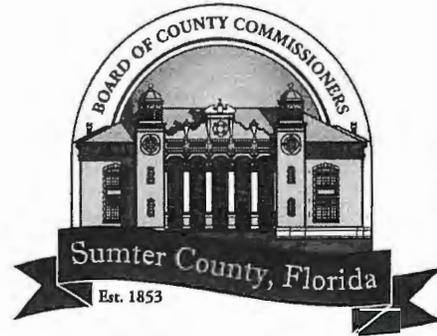
91 7199 9991 7039 6360 1276

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 #: CE2019-0419

vs.

RUSSELL, JONATHAN F (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):

CE2019-0419

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.

CE2019-0419

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.

CE2019-0419

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):

RUSSELL, JONATHAN F

3. Location of Violation: 7291 CR 650, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N20A005D Section/Township/Range: 202122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135

5. Date Violation first Observed: 12/6/2019

6. Date Property owner issued notice of violation: 12/26/2019

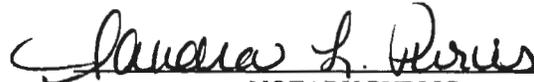
7. Date of Notice of Violation Inspection: 1/10/2020

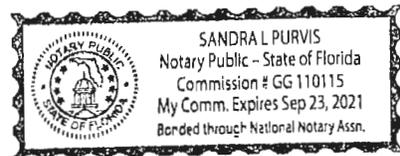
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.


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 Monday, the 27th 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

12/26/2019

File #: CE2019-0419

JONATHAN F RUSSELL
1453 CR 650
BUSHNELL, FL 33513

Dear JONATHAN F RUSSELL:

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

Address: 7291 CR 650, Bushnell, FL 33513
Parcel #: N20A005D Section/Township/Range: 202122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE S 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135

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

CE2019-0419

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.

CE2019-0419

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.

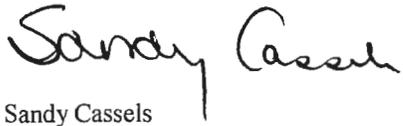
CE2019-0419

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 January 10, 2020, 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 initial "S" and a long, sweeping underline.

Sandy Cassels

Development Technician

HEARING NOTICE

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

HEARING DATE: 02/14/2020 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. CE2019-0419

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

Sumter County Property Appraiser

updated: 12/5/2019
PARCEL ID: N20A005D

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

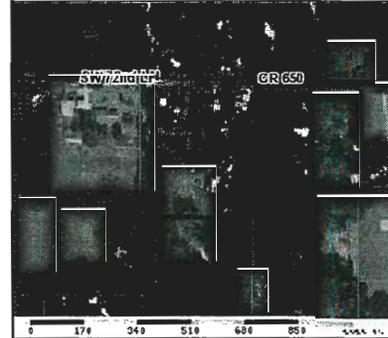
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	RUSSELL JONATHAN F		
Site Address	7291 CR 650, BUSHNELL, FL 33513		
Mail Address	1453 CR 650, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	20/21/22	Neighborhood	6301
Year Built	1986	Tax District	County (1001)
Heated Area	1056 (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 281 FT OF N 399 FT OF TRACT 5 SUMTER GARDENS PLAT NO 2 AS PER PB 1 PG 135			

GIS Aerial



Property & Assessment Values

Land Value	\$23,280.00
Market Value	\$48,390.00
Assessed Value	\$48,390.00
Total Taxable Value	\$48,390.00
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
02/2010	2170/639	WD	I (Q)	\$39,900.00	RUSSELL JONATHAN F
08/2006	2170/628	DC	I (U)	\$0.00	HANSEN WILLIAM K TRUST
01/2004	1163/744	WD	V (Q)	\$14,000.00	HANSEN WILLIAM K TRUSTEE

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	1986	BAS=1056 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)	2.06 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 12/5/2019

Result: 1 of 1

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Notice:

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Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0422 OR 1473 PG 396 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: MOONEY, SHERYL & TODD

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/14/20

What is the General Location of this property? _____ Parcel #: M19-004

What is the Property Address? 8606 SW 79TH LN, Bushnell, FL 33513

When did this case begin? 12/11/19

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?

CE2019-0422
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.

(12/12/2019 7:34 AM SCO)
Constructing barn without permits

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

12/10/19 (12/10/2019 3:35:27 PM SF) Action Created

(12/10/2019 3:38 PM SF)
Met with Mr. Mooney on site today as part of S2019-0012 review. Observed very large building under construction and almost complete. Mr. Mooney stated that the building is the proposed event venue building and acknowledged that it was built without building permits.

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 2/14/2020

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: 2/13/2020

PARCEL ID: M19-004

<< 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	MOONEY SHERYL & TODD		
Site Address	7561 CR 663, BUSHNELL, FL 33513		
Mail Address	7561 CR 663, BUSHNELL, FL 33513		
Use Desc. (code)	AG IMPROVED W/ HX (05000)		
Sec/Twp/Rng	19/21/21	Neighborhood	1004
Year Built	1975	Tax District	County (1001)
Heated Area	2867 (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 A POINT WHERE THE W LINE E OF W 1/2 OF SE 1/4 INTERSECT WITH NLY RW OF SR 476 RUN TH ENCE NLY 547.49 FT TO POBRUN E 203.51 FT NLY 121 FT NELY 477.83 FT ELY 80.6 FT NELY 273.92 FT NELY 235.94 FT NE/L Y 180.33 FT ELY 121.80 FTE/L Y 109.87 FT N 644.58 FT TO S LINE OF SW 1/4 OF NE 1/4 RUN W 1117.29 FT TO CENTER OF SECTIO N RUN SLY 1883.25 FT TOPOB & THAT PART OF E 1/2 OF SW 1/4 LYING ...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$10,940.00
Market Value	\$647,280.00
Assessed Value	\$277,060.00
Total Taxable Value	\$227,060.00
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
12/2014	2901/539	WD	I (U)	\$100.00	MOONEY SHERYL & TODD
08/2005	1473/396	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
07/2005	1473/391	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
07/2005	1473/394	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
04/2003	1076/167	WD	I (U)	\$100.00	KAY ENTERPRISES LLC
01/2003	1036/148	WD	I (U)	\$650,000.00	MOONEY LONGBRANCH LLC
01/1900	0/0		I (U)		CONE DOUGLAS P TRUSTEE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 600 (R6)	Wall Type 3	1975	BAS=2867 SF GAR=302 SF OP=105 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Pond/ Sawgrass Marsh (6060R)	27.00 Acre		
2	Native Pasture (6040R)	91.82 Acre		
3	HOMESITE (5000R)	1.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
2	Utility 4 (UT4)	1.00 (12.00 x 20.00)	2017
3	Utility 4 (UT4)	1.00 (32.00 x 50.00)	2017
4	Utility 4 (UT4)	1.00 (10.00 x 15.00)	2017
5	Carport/Open Porch 4 (PC4)	1.00 (18.00 x 30.00)	2017
6	Carport/Open Porch 4 (PC4)	1.00 (14.00 x 20.00)	2017
7	Carport/Open Porch 4 (PC4)	1.00 (8.00 x 17.00)	2017
8	Dock 3 Above Average (DCK3)	1.00 (3.00 x 15.00)	2017
9	Carport/Open Porch 4 (PC4)	1.00 (14.00 x 16.00)	2017
10	Dock 3 Above Average (DCK3)	1.00 (40.00 x 44.00)	2017

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

Result: 1 of 1

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Notice:

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STATEMENT OF CODE CASE COSTS

Date: February 21, 2020

Case: CE2019-0422

Name: MOONEY, SHERYL & TODD

<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 02/14/2020 KV	50.00
NOV Inspection 01/20/2020 KV	50.00
Inspection 01/14/2020 KV	50.00
CNV Inspection 01/02/2020 KV	50.00
Initial Inspection 12/11/2019 KV	50.00
Total Costs	361.90

*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

12/12/2019

File #: CE2019-0422

SHERYL & TODD MOONEY
7561 CR 663
BUSHNELL, FL 33513

Dear SHERYL & TODD MOONEY:

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

Address: 8606 SW 79TH LN, Bushnell, FL 33513

Parcel #: M19-004 Section/Township/Range: 192121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT A POINT WHERE THE W LINE OF W 1/2 OF SE 1/4 INTERSECT WITH N/LY R/W OF SR 476
RUN TH ENCE N/LY 547.49 FT TO POBRUN E 203.51 FT N/LY 121 FT NE/LY 477.83 FT E/LY 80.6 FT
NE/LY 273.92 FT NE/LY 235.94 FT NE/L Y 180.33 FT E/LY 121.80 FTE/ LY 109.87 FT N 644.58 FT TO S

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

CE2019-0422

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.

(12/12/2019 7:34 AM SCO)

Constructing barn without permits

You are being notified a violation exists on your property and your next inspection will be January 02, 2020.

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 #: CE2019-0422

MOONEY, SHERYL & TODD
7561 CR 663
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 2/27/2020, 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 1/27/2020.



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

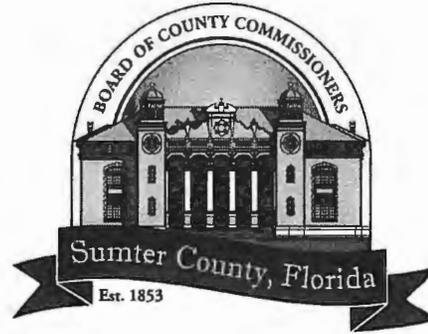
91 7199 9991 7039 6360 1252

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 #: CE2019-0422

vs.

MOONEY, SHERYL & TODD (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):

CE2019-0422

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.

(12/12/2019 7:34 AM SCO)

Constructing barn without permits

2. Property Owner(s):

MOONEY, SHERYL & TODD

3. Location of Violation: 8606 SW 79TH LN, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M19-004 Section/Township/Range: 192121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT A POINT WHERE THE W LINE OF W 1/2 OF SE 1/4 INTERSECT WITH N/LY R/W OF SR 476 RUN THENCE N/LY 547.49 FT TO POBRUN E 203.51 FT N/LY 121 FT NE/LY 477.83 FT E/LY 80.6 FT NE/LY 273.92 FT NE/LY 235.94 FT NE/L Y 180.33 FT E/LY 121.80 FTE/ LY 109.87 FT N 644.58 FT TO S LINE OF SW 1/4 OF NE 1/4

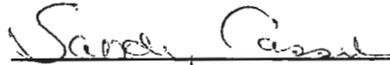
5. Date Violation first Observed: 12/11/2019

6. Date Property owner issued notice of violation: 1/6/2020

7. Date of Notice of Violation Inspection: 1/20/2020

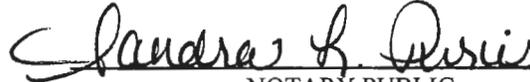
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

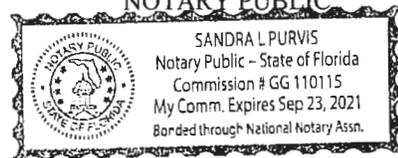
DATED this Monday, the 27th day of January, 2020.



Sandy Cassels

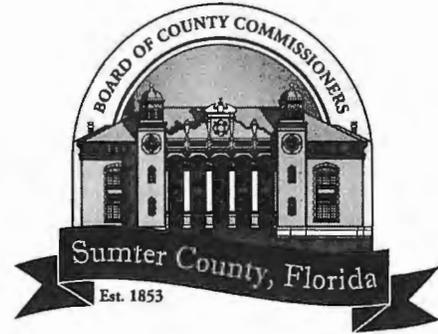
Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Monday, the 27th day of January, 2020.





Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

1/6/2020

File #: CE2019-0422

SHERYL & TODD MOONEY
7561 CR 663
BUSHNELL, FL 33513

Dear SHERYL & TODD MOONEY:

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

Address: 8606 SW 79TH LN, Bushnell, FL 33513

Parcel #: M19-004 Section/Township/Range: 192121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT A POINT WHERE THE W LINE OF W 1/2 OF SE 1/4 INTERSECT WITH N/LY R/W OF SR 476
RUN TH ENCE N/LY 547.49 FT TO POBRUN E 203.51 FT N/LY 121 FT NE/LY 477.83 FT E/LY 80.6 FT
NE/LY 273.92 FT NE/LY 235.94 FT NE/L Y 180.33 FT E/LY 121.80 FTE/ LY 109.87 FT N 644.58 FT TO S

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

CE2019-0422

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.

(12/12/2019 7:34 AM SCO)

Constructing barn without permits

Failure to correct the above violations before January 20, 2020, 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: 02/27/2020 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. CE2019-0422

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

Sumter County Property Appraiser

updated: 12/5/2019

PARCEL ID: M19-004

<< 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	MOONEY SHERYL & TODD		
Site Address	7561 CR 663, BUSHNELL, FL 33513		
Mail Address	7561 CR 663, BUSHNELL, FL 33513		
Use Desc. (code)	AG IMPROVED NON-HX (05200)		
Sec/Twp/Rng	19/21/21	Neighborhood	1004
Year Built	1975	Tax District	County (1001)
Heated Area	2867 (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 A POINT WHERE THE W LINE E OF W 1/2 OF SE 1/4 INTERSECT WITH NLY RW OF SR 476 RUN TH ENCE NLY 547.49 FT TO POBRUN E 203.51 FT NLY 121 FT NELY 477.83 FT ELY 80.6 FT NELY 273.92 FT NELY 235.94 FT NELY 180.33 FT ELY 121.80 FTE/ LY 109.87 FT N 544.58 FT TO S LINE OF SW 1/4 OF NE 1/4 RUN W 117.29 FT TO CENTER OF SECTIO N RUN SLY 1863.25 FT TOPOB & THAT PART OF E 1/2 OF SW 1/4 LYING ...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$10,940.00
Market Value	\$647,280.00
Assessed Value	\$277,060.00
Total Taxable Value	\$227,060.00
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
12/2014	2901/539	WD	I (U)	\$100.00	MOONEY SHERYL & TODD
08/2005	1473/396	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
07/2005	1473/391	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
07/2005	1473/394	CD	I (U)	\$100.00	KAY ENTERPRISES LLC
04/2003	1076/167	WD	I (U)	\$100.00	KAY ENTERPRISES LLC
01/2003	1036/148	WD	I (U)	\$650,000.00	MOONEY LONGBRANCH LLC
01/1900	0/0		I (U)		CONE DOUGLAS P TRUSTEE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 600 (R6)	Wall Type 3	1975	BAS=2867 SF GAR=302 SF OP=105 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Pond/ Sawgrass Marsh (6060R)	27.00 Acre		
2	Native Pasture (6040R)	91.82 Acre		
3	HOMESTE (5000R)	1.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
2	Utility 4 (UT4)	1.00 (12.00 x 20.00)	2017
3	Utility 4 (UT4)	1.00 (32.00 x 50.00)	2017
4	Utility 4 (UT4)	1.00 (10.00 x 15.00)	2017
5	Carport/Open Porch 4 (PC4)	1.00 (18.00 x 30.00)	2017
6	Carport/Open Porch 4 (PC4)	1.00 (14.00 x 20.00)	2017
7	Carport/Open Porch 4 (PC4)	1.00 (8.00 x 17.00)	2017
8	Dock 3 Above Average (DCK3)	1.00 (3.00 x 15.00)	2017
9	Carport/Open Porch 4 (PC4)	1.00 (14.00 x 16.00)	2017
10	Dock 3 Above Average (DCK3)	1.00 (40.00 x 44.00)	2017

Sumter County Property Appraiser - Roll Year: 2019

updated: 12/5/2019

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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COURTESY NOTICE OF VIOLATION

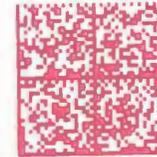
12/12/2019

File #: CE2019-0422

SHERYL & TODD MOONEY
7561 CR 663
BUSHNELL, FL 33513



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 DEC 12 2019

Sumter County
Development Services

DEC 23 2019

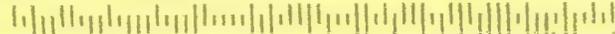
RECEIVED

NIXIE 339 DE 1 0212/19/19

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

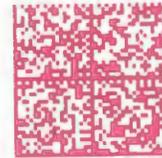
BC: 34785420340 *2974-08527-12-43

305134785420340





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 JAN 06 2020

ATK

JAN 14 2020

NIXIE 239 FE 1 0001/10/20
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 EC: 34785420340 *2974-06709-06-47
 347854203
 3351307796

Board of County Commissioners
Sumter County, Florida



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NOTICE OF VIOLATION

1/6/2020

File #: CE2019-0422

SHERYL & TODD MOONEY
 7561 CR 663
 BUSHNELL, FL 33513

Dear SHERYL & TODD MOONEY:

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 3478

CERTIFIED MAIL



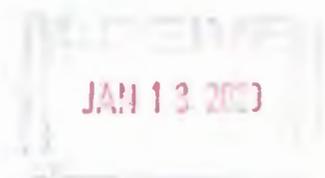
91 7199 9991 7039 6360 1511



U.S. POSTAGE >> PITNEY BOWES
 ZIP 34785 \$ 005.60⁰
 02 4W
 0000363839 JAN 06 2020

JAN 14 2020

MSM



NIXIE 339 DE 1 0001/10/20
 RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD
 BC: 34785420300 *2974-06720-06-47
 34785420300
 3351367796

Board of County Commissioners
Sumter County, Florida



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 Website: <http://sumtercountyfl.gov>

NOTICE OF VIOLATION

1/6/2020

File #: CE2019-0422

SHERYL & TODD MOONEY
 7561 CR 663
 BUSHNELL, FL 33513

Dear SHERYL & TODD MOONEY:

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

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0427 OR 1599 PG 479 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: WILLIAMS, RONALD WAYNE & HEATHE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/14/20

What is the General Location of this property? _____ Parcel #: N17D613

What is the Property Address? 1110 SW 66TH PL, Bushnell, FL 33513

When did this case begin? 12/13/19

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?

CE2019-0427

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 2/14/2020

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: 2/13/2020

PARCEL ID: N17D613

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

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

Result: 1 of 1

Owner & Property Info

Owner's Name	WILLIAMS RONALD WAYNE & HEATHE		
Site Address	1110 SW 66TH PL, BUSHNELL, FL 33513		
Mail Address	1110 SW 66TH PL, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	17/21/22	Neighborhood	6422
Year Built	1993	Tax District	County (1001)
Heated Area	924 (5F)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 13 & 14 BLK 6 BUSHNELL PARK PLAT 22PLAT BOOK 1 PAGE 134			

GIS Aerial



Property & Assessment Values

Land Value	\$6,460.00
Market Value	\$31,570.00
Assessed Value	\$28,660.00
Total Taxable Value	\$3,660.00
Exemptions	\$25,000
	\$0

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
08/2014	2837/59	QC	I (U)	\$100.00	WILLIAMS RONALD WAYNE & HEATHER LYNN (JTWR0S)
06/2006	1599/479	WD	I (U)	\$100.00	WILLIAMS RHONDA
06/1999	752/749	QC	V (U)	\$100.00	LANCASTER HOMER RAY JR &
07/1993	488/395	WD	V (Q)	\$5,000.00	LANCASTER RAY & MELINDA
06/1983	273/442	WD	V (U)	\$3,900.00	LANCASTER RAY & MELINDA
01/1976	170/660	WD	I (U)	\$1,000.00	LANCASTER RAY & MELINDA

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	1993	BAS=924 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6409M)	100.00 Front Feet	100.00	125.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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: February 21, 2020

Case: CE2019-0427

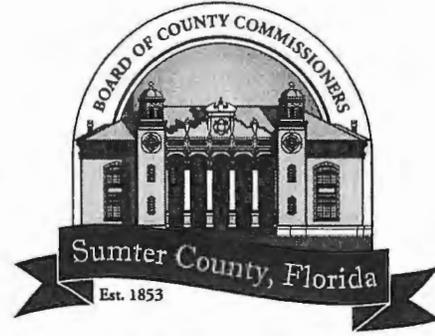
Name: WILLIAMS, RONALD WAYNE & HEATHE

<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 02/14/2020 KV	50.00
NOV Inspection 01/23/2020 KV	50.00
CNV Inspection 01/06/2020 KV	50.00
Initial Inspection 12/13/2019 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

12/16/2019

File #: CE2019-0427

RONALD WAYNE & HEATHE WILLIAMS
1110 SW 66TH PL
BUSHNELL, FL 33513-3504

Dear RONALD WAYNE & HEATHE WILLIAMS:

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

Address: 1110 SW 66TH PL, Bushnell, FL 33513
Parcel #: N17D613 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 13 & 14 BLK 6 BUSHNELL PARK PLAT 22PLAT BOOK 1 PAGE 134

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

CE2019-0427

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 January 06, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

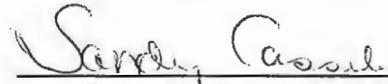
File #: CE2019-0427

WILLIAMS, RONALD WAYNE & HEATHE
1110 SW 66TH PL
BUSHNELL, FL 33513-3504

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 2/27/2020, 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 1/27/2020.



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

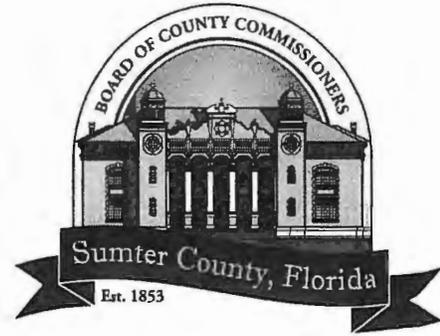
91 7199 9991 7039 6360 1221

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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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0427

vs.

WILLIAMS, RONALD WAYNE & HEATHE (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):
CE2019-0427

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):

WILLIAMS, RONALD WAYNE & HEATHE

3. Location of Violation: 1110 SW 66TH PL, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N17D613 Section/Township/Range: 172122

Subdivision: Tract:

Block: Lot(s):

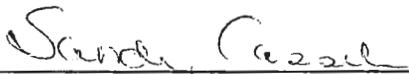
Legal Description (partial):

LOTS 13 & 14 BLK 6 BUSHNELL PARK PLAT 22PLAT BOOK 1 PAGE 134

5. Date Violation first Observed: 12/13/2019
6. Date Property owner issued notice of violation: 1/7/2020
7. Date of Notice of Violation Inspection: 1/23/2020

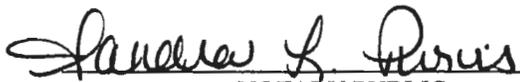
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

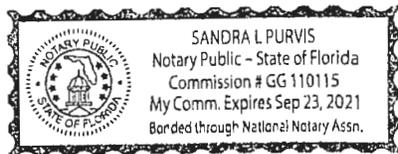


Sandy Cassels

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 Monday, the 27th day of January, 2020.

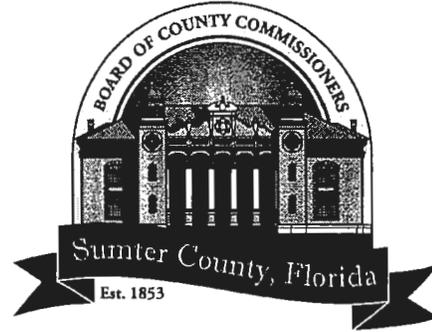


NOTARY PUBLIC



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

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NOTICE OF VIOLATION

1/7/2020

File #: CE2019-0427

RONALD WAYNE & HEATHE WILLIAMS
1110 SW 66TH PL
BUSHNELL, FL 33513-3504

Dear RONALD WAYNE & HEATHE WILLIAMS:

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

Address: 1110 SW 66TH PL, Bushnell, FL 33513
Parcel #: N17D613 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 13 & 14 BLK 6 BUSHNELL PARK PLAT 22PLAT BOOK 1 PAGE 134

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

CE2019-0427

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

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Failure to correct the above violations before January 23, 2020, 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 1481

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0427

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

Sumter County Property Appraiser

updated: 12/12/2019

PARCEL ID: N17D613

<< 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	WILLIAMS RONALD WAYNE & HEATHE		
Site Address	1110 SW 66TH PL, BUSHNELL, FL 33513		
Mail Address	1110 SW 66TH PL, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	17/21/22	Neighborhood	6422
Year Built	1993	Tax District	County (1001)
Heated Area	924 (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 13 & 14 BLK 6 BUSHNELL PARK PLAT 22PLAT BOOK 1 PAGE 134			

GIS Aerial



Property & Assessment Values

Land Value	\$6,460.00
Market Value	\$31,570.00
Assessed Value	\$28,660.00
Total Taxable Value	\$3,660.00
Exemptions	\$25,000
	\$0

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
08/2014	2837/59	QC	I (U)	\$100.00	WILLIAMS RONALD WAYNE & HEATHER LYNN (JTWROS)
06/2006	1599/479	WD	I (U)	\$100.00	WILLIAMS RHONDA
06/1999	752/749	QC	V (U)	\$100.00	LANCASTER HOMER RAY JR &
07/1993	488/395	WD	V (Q)	\$5,000.00	LANCASTER RAY & MELINDA
06/1983	273/442	WD	V (U)	\$3,900.00	LANCASTER RAY & MELINDA
01/1976	170/660	WD	I (U)	\$1,000.00	LANCASTER RAY & MELINDA

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	1993	BAS=924 5F
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6409M)	100.00 Front Feet	100.00	125.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 12/12/2019

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.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0431 OR _____ PG _____ 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: FELDT, CORY GENE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 2/13/20

What is the General Location of this property? _____ Parcel #: C34A128

What is the Property Address? 954 NE 84TH PL, Wildwood, FL 34785

When did this case begin? 12/18/19

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?

CE2019-0431

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

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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 2/13/2020

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.

STATEMENT OF CODE CASE COSTS

Date: February 21, 2020

Case: CE2019-0431

Name: FELDT, CORY GENE

<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 02/13/2020 KV	50.00
NOV Inspection 01/24/2020 KV	50.00
CNV Inspection 01/06/2020 KV	50.00
Initial Inspection 12/18/2019 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).

Sumter County Property Appraiser

updated: 2/13/2020

PARCEL ID: C34A128

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

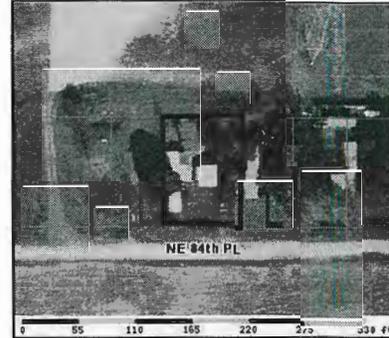
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	FELDT CORY GENE		
Site Address	954 NE 84TH PL, WILDWOOD, FL 34785		
Mail Address	807 WOODBRIDGE CIRCLE, DILWORTH, MN 56529		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	34/18/22	Neighborhood	4021
Year Built	1975	Tax District	County (1001)
Heated Area	720 (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 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47			

GIS Aerial



Property & Assessment Values

Land Value	\$4,380.00
Market Value	\$14,530.00
Assessed Value	\$14,390.00
Total Taxable Value	\$14,390.00
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
11/2016	3185/463	CP	I (U)	\$0.00	FELDT CORY GENE
10/2016	3185/395	DC	I (U)	\$0.00	FELDT GENE A ESTATE OF
11/2007	3191/161	DC	I (U)	\$0.00	FELDT CORY GENE
02/1989	381/159	WD	I (U)	\$5,000.00	FELDT GENE A & AUDREY E
08/1983	276/158	WD	I (Q)	\$4,500.00	UNKNOWN
01/1980	225/806	WD	I (Q)	\$6,900.00	UNKNOWN
01/1980	257/341	WD	I (U)	\$100.00	UNKNOWN

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	1975	BAS=720 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	W Wildwood Hgts (4050M)	3.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900
2	Carpport/Open Porch 2 (PC2)	1.00 (20.00 x 20.00)	2018

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

Result: 1 of 1

DISCLAIMER

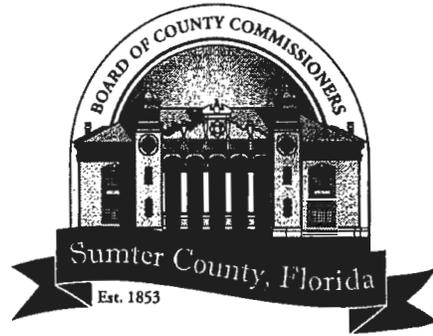
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***Board of County Commissioners
Sumter County, Florida***

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COURTESY NOTICE OF VIOLATION

12/19/2019

File #: CE2019-0431

CORY GENE FELDT
807 WOODBRIDGE CIRCLE
DILWORTH, MN 56529

Dear CORY GENE FELDT:

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

Address: 954 NE 84TH PL, Wildwood, FL 34785
Parcel #: C34A128 Section/Township/Range: 341822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47

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

CE2019-0431

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 January 06, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Sumter County Property Appraiser

updated: 12/19/2019
PARCEL ID: C34A128

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

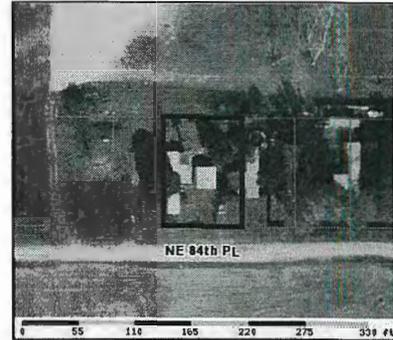
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	FELDT CORY GENE		
Site Address	954 NE 84TH PL, WILDWOOD, FL 34785		
Mail Address	807 WOODBRIDGE CIRCLE, DILWORTH, MN 56529		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	34/18/22	Neighborhood	4021
Year Built	1975	Tax District	County (1001)
Heated Area	720 (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 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47			

GIS Aerial



Property & Assessment Values

Land Value		\$4,380.00
Market Value		\$14,530.00
Assessed Value		\$14,390.00
Total Taxable Value		\$14,390.00
Exemptions	None	\$0.00

Sales History

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Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
11/2016	3185/463	CP	I (U)	\$0.00	FELDT CORY GENE
10/2016	3185/395	DC	I (U)	\$0.00	FELDT GENE A ESTATE OF
11/2007	3191/161	DC	I (U)	\$0.00	FELDT CORY GENE
02/1989	381/159	WD	I (U)	\$5,000.00	FELDT GENE A & AUDREY E
08/1983	276/158	WD	I (Q)	\$4,500.00	UNKNOWN
01/1980	225/806	WD	I (Q)	\$6,900.00	UNKNOWN
01/1980	257/341	WD	I (U)	\$100.00	UNKNOWN

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	1975	BAS=720 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	W Wildwood Hgts (4050M)	3.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900
2	Carpport/Open Porch 2 (PC2)	1.00 (20.00 x 20.00)	2018

Sumter County Property Appraiser - Roll Year: 2019

updated: 12/19/2019

Result: 1 of 1

DISCLAIMER

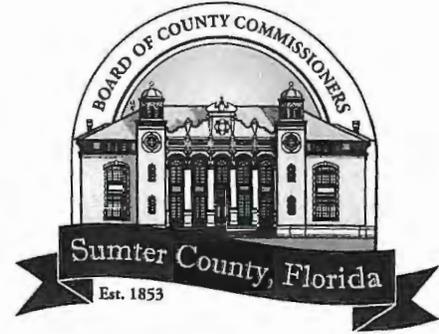
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**Board of County Commissioners
Sumter County, Florida**

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

12/19/2019

File #: CE2019-0431

HAROLD MEYERS
PO BOX 283
WILDWOOD, FL 34785-0283

Dear HAROLD MEYERS:

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

Address: 886 NE 84TH PL, Wildwood, FL 34785
Parcel #: C34A115 Section/Township/Range: 341822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 15 16 & 17 BLK 23 WEST WILDWOOD HEIGHTS UNIT #2 PLAT BOOK 2 PAGE 47

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

CE2019-0431

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 January 06, 2020.

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

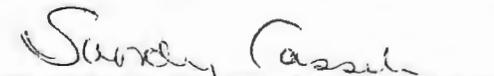
File #: CE2019-0431

FELDT, CORY GENE
807 WOODBRIDGE CIRCLE
DILWORTH, MN 56529

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 2/27/2020, 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 1/27/2020.



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 1245

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 #: CE2019-0431

vs.

FELDT, CORY GENE (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):
CE2019-0431

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):

FELDT, CORY GENE

3. Location of Violation: 954 NE 84TH PL, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: C34A128 Section/Township/Range: 341822

Subdivision: Tract:

Block: Lot(s):

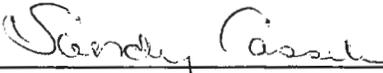
Legal Description (partial):

LOTS 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47

5. Date Violation first Observed: 12/18/2019
6. Date Property owner issued notice of violation: 1/7/2020
7. Date of Notice of Violation Inspection: 1/24/2020

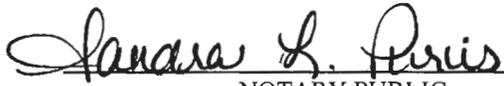
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

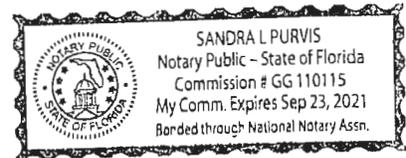


Sandy Cassels

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 Monday, the 27th day of January, 2020.

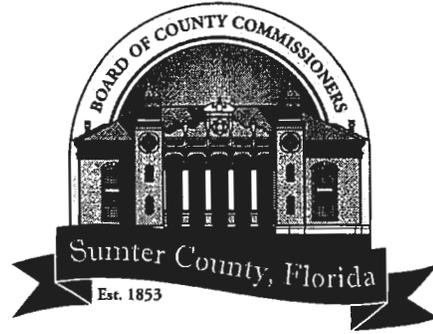


NOTARY PUBLIC



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

1/7/2020

File #: CE2019-0431

CORY GENE FELDT
807 WOODBRIDGE CIRCLE
DILWORTH, MN 56529

Dear CORY GENE FELDT:

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

Address: 954 NE 84TH PL, Wildwood, FL 34785
Parcel #: C34A128 Section/Township/Range: 341822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47

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

CE2019-0431

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

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Failure to correct the above violations before January 24, 2020, 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 1474

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0431

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

Sumter County Property Appraiser

updated: 2/13/2020

PARCEL ID: C34A128

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

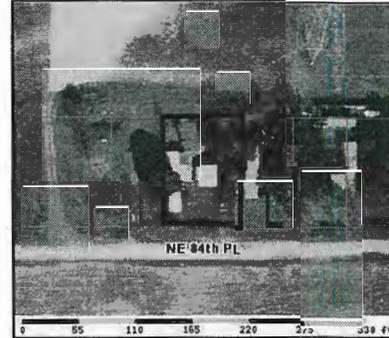
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	FELDT CORY GENE		
Site Address	954 NE 84TH PL, WILDWOOD, FL 34785		
Mail Address	807 WOODBRIDGE CIRCLE, DILWORTH, MN 56529		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	34/18/22	Neighborhood	4021
Year Built	1975	Tax District	County (1001)
Heated Area	720 (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 28 29 & 30 BLOCK 23 UNIT 2 WEST WILDWOOD HEIGHTS PB 2 PG 47			

GIS Aerial



Property & Assessment Values

Land Value	\$4,380.00
Market Value	\$14,530.00
Assessed Value	\$14,390.00
Total Taxable Value	\$14,390.00
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
11/2016	3185/463	CP	I (U)	\$0.00	FELDT CORY GENE
10/2016	3185/395	DC	I (U)	\$0.00	FELDT GENE A ESTATE OF
11/2007	3191/161	DC	I (U)	\$0.00	FELDT CORY GENE
02/1989	381/159	WD	I (U)	\$5,000.00	FELDT GENE A & AUDREY E
08/1983	276/158	WD	I (Q)	\$4,500.00	UNKNOWN
01/1980	225/806	WD	I (Q)	\$6,900.00	UNKNOWN
01/1980	257/341	WD	I (U)	\$100.00	UNKNOWN

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	1975	BAS=720 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	W Wildwood Hgts (4050M)	3.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900
2	Carpport/Open Porch 2 (PC2)	1.00 (20.00 x 20.00)	2018

Sumter County Property Appraiser - Roll Year: 2019

updated: 2/13/2020

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.