



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Special Master Hearing

May 26, 2022

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

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

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MEETING IS CALLED TO ORDER BY SPECIAL MASTER

FLAG SALUTE

#### 1. MINUTES

##### a. Minutes from Special Master Hearing 04/28/2022

Documents:

[Special Master Minutes 04-28-2022.pdf](#)

#### 2. REPORTS & INPUT

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

**b. Affidavit of Compliance**

1. CE-C2021-0002

Name: Gentleman's Properties

Compliance Date: April 27, 2022

Status: Compliant with No Outstanding Costs

**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Findings of Facts.pdf](#)

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

CE2021-0146	Chelsea Santiz
CE2021-0387	Watts Up, LLC
CE2021-0414	Luz Maria & Lazaro Jose Acuna
CE2021-0446	Darryl & Kimberly Flanders
CE2021-0460	Tacos Madre Properties, LLC
CE2021-0472	Timothy Strickland & Joy Haynes
CE2021-0478	Deanna Williamson
CE2022-0001	John Byrnes

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

CE2022-0038	John Papagno Diggins
CE2022-0053	John Papagno
CE2022-0054	John Papagno Diggins
CE2022-0064	Kathleen Carroll-Ochlan

### 3. CODE ENFORCEMENT HEARINGS

#### a. CE2022-0042

Name: Aloha Property Holdings, LLC

Address: 107 CR 494, Lake Panasoffkee, FL. 33538

Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises  
6-104.(4) Nuisances - Inoperable  
2009 I.P.M.C. 308.1 Accumulation of Rubbish or Garbage  
2009 I.P.M.C. 308 Rubbish and Garbage

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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

#### b. CE2022-0043

Name: Bryan & Yvonne Benoit

Address: 3049 CR 417, Lake Panasoffkee, FL. 33538

Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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

c. **CE2022-0051**

Name: Bryan & Yvonne Benoit  
Address: CR 418, Lake Panasoffkee, FL. 33538  
Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land  
6-104.(4) Nuisances - Inoperable  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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

d. **CE2022-0073**

Name: Jimmy & Tamie Bray  
Address: 75 CR 491S, Lake Panasoffkee, FL. 33538  
Violations: 2009 I.P.M.C. 101 General  
2009 I.P.M.C. 108 Unsafe Structures and Equipment  
2009 I.P.M.C. 108.1.1 Unsafe Structures  
2009 I.P.M.C. 304.7 Roofs and Drainage  
2009 I.P.M.C. 308 Rubbish & Garbage  
2009 I.P.M.C. 308.1 Accumulation of Rubbish or Garbage  
2009 I.P.M.C. 308.2 Disposal of Rubbish  
2009 I.P.M.C. 308.3 Disposal of Garbage  
2009 I.P.M.C. 505.3 Supply - Water  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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



e. **CE2022-0077**

Name: Lois Martin & James Noe

Address: 11813 SW 37<sup>th</sup> DR. Webster, FL. 33597

Violations: 13-611 (E) – Residential Accessory Uses – RV

Occupancy: 2009 I.P.M.C. 108.1.3 Structure Unfit for Human

Garbage: 2009 I.P.M.C. 308.1 Accumulation of Rubbish or

2009 I.P.M.C. 308.2 Disposal of Rubbish

2009 I.P.M.C. 308.2.1 Rubbish Storage Facilities

2009 I.P.M.C. 308.3 Disposal of Garbage

2009 I.P.M.C. 308.3.1 Garbage Facilities

6-104.(4) Nuisances-Inoperable

Premises: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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

f. **CE2022-0080**

Name: Joseph William Harris

Address: 3696 CR 405A, Lake Panasoffkee, FL. 33538

Violations: 13-611(E) Residential Accessory Uses - RV

E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises

FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Questionnaire, case costs, etc.pdf](#)

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

g. **CE2022-0081**

Name: Gary & Elizabeth Luman

Address: 8303 CR 643, Bushnell, FL. 33513

Violations: 6-104.(4) Nuisances-Inoperable

Premises: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

[Attorney Checklist, Case Costs, Property Appraiser Card.pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

h. **CE2022-0087**

Name: Carla Terry & Carrie Blankenship

Address: 8318 CR 643, Bushnell, FL. 33513

Violations: 6-104.(4) Nuisances - Inoperable

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance**

Documents:

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

4. **ADJOURN**

**Contact Us:**

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