

**BOARD OF SUMTER COUNTY COMMISSIONERS**

**Special Master Hearing**

May 28, 2020

**9:00 AM**

215 E. McCollum Ave.,  
Historic Courtroom  
Bushnell, FL 33513

**A. Affidavit of Compliance**

- |                |                                 |
|----------------|---------------------------------|
| 1. CE2019-0234 | Teresa Mitchell                 |
| 2. CE2019-0242 | Cynthia Kagan                   |
| 3. CE2019-0296 | Rocky Foley                     |
| 4. CE2019-0350 | Joann Emerson                   |
| 5. CE2019-0353 | Drinda Strawbridge              |
| 6. CE2019-0354 | RV Village on Lake Panasoffkee  |
| 7. CE2019-0383 | Ronald & Kimberly Loveall       |
| 8. CE2019-0399 | Edward Paulson & Luanne Holland |
| 9. CE2019-0431 | Cory Feldt                      |

**B. Affidavit of Non-Compliance**

- |                   |                              |
|-------------------|------------------------------|
| 1. CE-CH2019-0009 | Damian Martinez              |
| 2. CE2019-0316    | Randall Clark                |
| 3. CE2019-0366    | Anna Noell                   |
| 4. CE2019-0370    | Blue Cross Construction, Inc |
| 5. CE2019-0389    | Johnnie Roberts              |
| 6. CE2019-0390    | Randall Littlefield          |
| 7. CE2019-0396    | Anna Noell                   |
| 8. CE2019-0408    | William Byrnes               |

### C. Pre-Hearing Compliance

- |                   |   |
|-------------------|---|
| 1. CE-CH2020-0001 | Eldist McMullen   |
| 2. CE-W2020-0005  | Isaiah & Ruby Stewart                                     |
| 3. CE-W2020-0006  | William & Inez Thompkins                                  |
| 4. CE2019-0410    | Timoteo Garcia  |
| 5. CE2019-0415    | Shawn Pitts (this case was tabled from February to March) |
| 6. CE2019-0424    | Veronica Romero   |
| 7. CE2019-0432    | Shawn & Pamela Fricke                                     |
| 8. CE2020-0011    | Ronald & Carolyn Rhoton                                   |
| 9. CE2020-0019    | Betty Lewis   |
| 10. CE2020-0031   | Joseph & Betty Ray  |
| 11. CE2020-0038   | Barry Lee Fry, Jr.  |
| 12. CE2020-0044   | Sunshine Village MH & RV Community                        |
| 13. CE2020-0069   | James Williams  |
| 14. CE2020-0080   | Cosimo Martunetto   |
| 15. CE2020-0085   | Gary Meares   |

### D. Old Business

#### 1. Pre-Hearing Compliance/Old Business

1. **CE2019-0422**      **Sheryl & Todd Mooney**

### E. New Business

#### 1. CE2019-0184 P Dale Watts

Documents:

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

#### 2. CE2019-0433 John & Penny Brown

Documents:

[Attorney Questionnaire, Code cost, etc.pdf](#)  
[Courtesy Notice of Violation, etc.pdf](#)

#### 3. CE2019-0435 Amy Allmond

Documents:

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

#### 4. CE2019-0439 Anna Noell

Documents:

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

5. **CE2019-0442 Alexis Palmer**

Documents:

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

6. **CE2020-0014 J E & Joy Byrum**

Documents:

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

7. **CE2020-0018 Donna & Daniel Moore**

Documents:

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

8. **CE2020-0021 Challie & Jennifer Griggs**

Documents:

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

9. **CE2020-0022 James & Denise Stimpson**

Documents:

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

10. **CE2020-0023 Shane Taylor**

Documents:

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

11. **CE2020-0030 Deborah Suggs & Commercial Capital Finance**

Documents:

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

12. **CE2020-0032 David & Linda Wilson**

Documents:

[Attorney Questionnaire, case cost, etc.pdf](#)  
[Couresty Notice of Violation, Notice of Violation, etc.pdf](#)

13. **CE2020-0041 Jimmy & Tamie Bray**

Documents:

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

**14. CE2020-0042 Karyann Villalobos**

Documents:

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

**15. CE2020-0048 Myra Willings**

Documents:

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

**16. CE2020-0052 Rhonda Trout**

Documents:

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

**17. CE2020-0053 Mario Romero**

Documents:

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

**18. CE2020-0062 Donald Fee**

Documents:

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

**19. CE2020-0070 Cynthia Bernstein**

Documents:

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

**20. CE2020-0088 Deah Fussell & Jacob Phillips**

Documents:

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

**21. CE-C2019-0003 Jesus Zavala**

Documents:

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

**22. CE-CH2020-0005 The Grand Pooh-Bah, LLC**

Documents:

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

**23. CE-W2019-0025 Lee Hugh Henry**

Documents:

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

**24. CE-W2020-0008 John Henry & Elizabeth Solomon**

Documents:

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

**25. CE-W2020-0010 Estate of Ida Solomon**

Documents:

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

**F. Public Forum**



(4) Safety. In any non-secured open storage area, it shall be prohibited to keep any ice box, refrigerator, deep-freeze locker or similar airtight unit having an interior space of two (2) cubic feet or more, unless the door has been removed.

(Ord. No. 2015-17, § 3(Exh. A), 9-22-15)

Adjacent property being used as part of the operation needs to receive Special Use Permit approval.

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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 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

**Date:** May 12, 2020  
**Case:** CE2019-0184  
**Name:** WATTS, P DALE

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/12/2020 KV	50.00
NOV Inspection 01/27/2020 KV	50.00
Initial Inspection 01/09/2020 KV	50.00
<b>Total Costs</b>	<b>311.82</b>

\*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: 5/7/2020

PARCEL ID: G30-005

<< 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	WATTS P DALE		
Site Address	3637 N US 301, WILDWOOD, FL 34785		
Mail Address	PO BOX 68, WILDWOOD, FL 34785		
Use Desc. (code)	OPEN STORAGE (04900)		
Sec/Twp/Rng	30/19/23	Neighborhood	1002
Year Built	1972	Tax District	County (1001)
Heated Area	1525 (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 THE NW COR OF THE SW1/4 OF NE1/4 FROM THENCE RUN S 7 CHS 6 1/2 LKS TO POB THENCE RUN S 7 CHS 6 1/2 LKS THENCE RUN E 14 CHS 13 LKS THENCE RUN N 7 CHS 6 1/2 LKS THENCE RUN W 14 CHS 13 LKS TO POB LESS RW 301.			

GIS Aerial



**Property & Assessment Values**

Land Value	\$220,930.00
Market Value	\$278,630.00
Assessed Value	\$278,630.00
Total Taxable Value	\$278,630.00
Exemptions	None \$0.00

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/1996	692/57	QC	I (U)	\$100.00	WATTS P DALE
12/1997	673/291	WD	I (U)	\$100.00	WATTS P DALE
12/1997	820/23	QC	I (U)	\$0.00	UNKNOWN
09/1997	652/351	WD	I (U)	\$30,000.00	WATTS P DALE
03/1997	630/506	WD	I (U)	\$200,000.00	WATTS P DALE
12/1993	500/334	WD	I (U)	\$100.00	WATTS P DALE
03/1978	199/33	WD	I (U)	\$59,000.00	WATTS P DALE
02/1978	196/646	WD	I (U)	\$44,500.00	WATTS P DALE
10/1974	158/323	WD	I (U)	\$10,000.00	WATTS P DALE
03/1973	139/54	WD	I (U)	\$3,000.00	WATTS P DALE
08/1969	104/347	WD	I (U)	\$3,000.00	WATTS P DALE
07/1969	103/548	WD	I (U)	\$4,000.00	WATTS P DALE

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Commercial	Com Metal Bldg 3 (CMB3)	Wall Type 3	1972	BAS=1525 SF   PC=365 SF   UTL=195 SF
Note: All S.F. calculations are based on exterior building dimensions.					

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	acreage (0131C)	9.98 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Asphalt Grade 1 (PAV1)	1.00 (')	1975
2	Polebarn Shed W/O Con (BR1)	1.00 (50.00 x 30.00)	2003

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

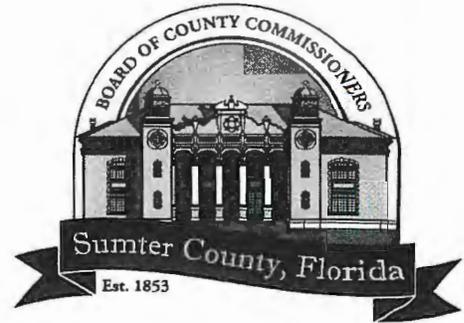
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

1/10/2020

**File #: CE2019-0184**

P DALE WATTS  
PO BOX 68  
WILDWOOD, FL 34785-0068

Dear P DALE WATTS:

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

Address: 3637 N US 301, Wildwood, FL 34785

Parcel #: G30-005                      Section/Township/Range: 301923

Subdivision:    Tract:

Block:    Lot(s):

Legal Description (partial):

BEG AT THE NW COR OF THE SW1/4 OF NE1/4 FROM THENCE RUN S 7 CHS 6 1/2 LKS TO POB THENCE RUN S 7 CHS 6 1/2 LKS THENCE R 14 CHS 13 LKS THENCE RUN N 7 CHS 6 1/2 LKS THENCE RUN W 14 CHS 13 LKS TO POB LESS R/W 301.

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

CE2019-0184

Sec. 13-651. - Salvage/recycling yards.

(a) Purpose and intent. Salvage/recycling yards are permissible as special uses where indicated by use Table 13-431A. In addition to the other provisions of this chapter, it is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community.

(b) Development standards.

(1) Screening.

a. Type. Class A screening, as specified in section 13-563, shall be installed on all boundary lines of a salvage/recycling yard. Notwithstanding the provisions of section 13-563, all vehicles and other salvaged materials shall be completely screened (100% opaque) from off-premises view at all times.

b. Openings. No openings shall be allowed in the required screening except for approved gates which shall be of a material that is one hundred (100) percent opaque.

(c) Operation.

(1) Recyclable or salvageable articles or materials. These articles or materials shall be stored in bins or containers until removed from the property, except where due to size constraints, they may be openly

stored on the property.

(2) Non-recyclable or salvageable articles or materials. Articles or materials that are not salvageable shall not be permitted to accumulate except in bins or containers and shall be disposed of in an approved manner within one (1) year of accumulation. Non-salvageable articles to be disposed of shall include, but are not necessarily limited to, refuse, trash, rags, paper, bottles, building materials and unusable parts of vehicles, appliances, equipment, machinery, etc.

(3) On-site disposal.

a. Waste fluids. Salvage/recycling yard operators shall be responsible for compliance with all applicable federal and state regulations pertaining to handling, storage, and disposal of waste fluids. In no case shall disposal of waste fluids be permitted on site except with the specific approval of FDEP.

b. Filling. In no case shall articles or materials be buried or used as fill except at an approved sanitary landfill.

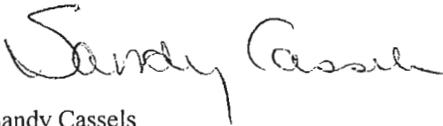
(4) Safety. In any non-secured open storage area, it shall be prohibited to keep any ice box, refrigerator, deep-freeze locker or similar airtight unit having an interior space of two (2) cubic feet or more, unless the door has been removed.

(Ord. No. 2015-17, § 3(Exh. A), 9-22-15)

Adjacent property being used as part of the operation needs to receive Special Use Permit approval.

Failure to correct the above violations before January 27, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

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

Sandy Cassels

Development Technician

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

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



# **Memo**

**To:** Respondent  
**From:** Sandy Cassels, Development Tech/Secretary *Sandy Cassels*  
**Date:** March 17, 2020  
**RE:** Special Master Hearing, March 26, 2020

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Due to unforeseen circumstances, the Special Master Hearing scheduled for March 26, 2020, will be postponed until the April 30, 2020, hearing.

If you have any questions, please feel free to contact our office.

Sandy Cassels  
Development Tech/Code Enforcement Secretary

Al Butler, Dist 1  
Second Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Steve Printz, Dist 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

Date Produced: 03/09/2020

SUMTER COUNTY BOCC:

CE2019-0184

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1931. Our records indicate that this item was delivered on 03/06/2020 at 01:51 p.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :

no  
[Signature]  
d  
Melissa Bostick

Address of Recipient :

is  
P.O. Box 100

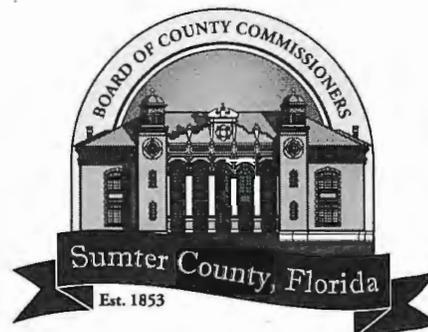
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

# 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 #: CE2019-0184

vs.

WATTS, P DALE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Monday, May 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3637 N US 301, Wildwood, FL 34785

Section/Township/Range: 301923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT THE NW COR OF THE SW1/4 OF NE1/4 FROM THENCE RUN S 7 CHS 6 1/2 LKS TO POB THENCE RUN S 7 CHS 6 1/2 LKS THENCE R/NE 14 CHS 13 LKS THENCE RUN N 7 CHS 6 1/2 LKS THENCE RUN W 14 CHS 13 LKS TO POB LESS R/W 301.

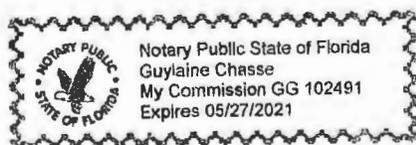
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Monday, May 11, 2020.

  
\_\_\_\_\_  
Kevin Vann

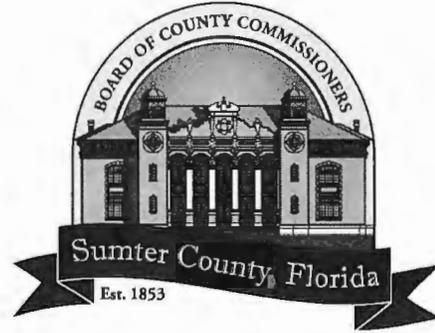
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 11th day of May, 2020.



  
\_\_\_\_\_  
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  
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**COUNTY OF SUMTER (Petitioner)**

File #: CE2019-0184

vs.

WATTS, P DALE (Respondent)

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Thursday, March 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3637 N US 301, Wildwood, FL 34785

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Lot(s):

Legal Description (partial):

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

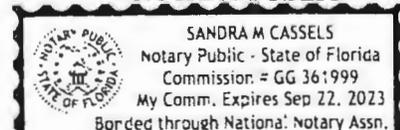
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Thursday, March 12, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 12th day of March, 2020.

NOTARY PUBLIC



# HEARING NOTICE

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

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HEARING DATE: 03/26/2020 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

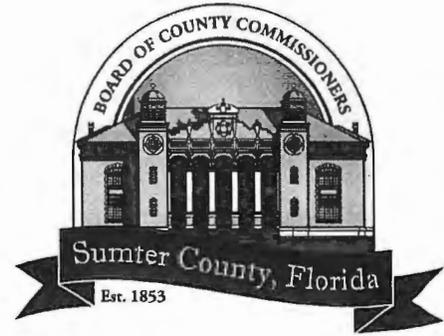
REFER TO CASE NO. CE2019-0184

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

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

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



## **NOTICE OF HEARING**

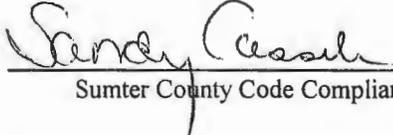
File #: CE2019-0184

WATTS, P DALE  
PO BOX 68  
WILDWOOD, FL 34785-0068

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 3/26/2020, 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 2/24/2020.

  
\_\_\_\_\_  
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 1931

## 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 #: CE2019-0184

vs.

**WATTS, P DALE (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):

CE2019-0184

(1/10/2020 7:46 AM SCO)

Sec. 13-651. - Salvage/recycling yards.

(a) Purpose and intent. Salvage/recycling yards are permissible as special uses where indicated by use Table 13-431A. In addition to the other provisions of this chapter, it is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community.

(b) Development standards.

(1) Screening.

a. Type. Class A screening, as specified in section 13-563, shall be installed on all boundary lines of a salvage/recycling yard. Notwithstanding the provisions of section 13-563, all vehicles and other salvaged materials shall be completely screened (100% opaque) from off-premises view at all times.

b. Openings. No openings shall be allowed in the required screening except for approved gates which shall be of a material that is one hundred (100) percent opaque.

(c) Operation.

(1) Recyclable or salvageable articles or materials. These articles or materials shall be stored in bins or containers until removed from the property, except where due to size constraints, they may be openly stored on the property.

(2) Non-recyclable or salvageable articles or materials. Articles or materials that are not salvageable shall not be permitted to accumulate except in bins or containers and shall be disposed of in an approved manner within one (1) year of accumulation. Non-salvageable articles to be disposed of shall include, but are not necessarily limited to, refuse, trash, rags, paper, bottles, building materials and unusable parts of vehicles, appliances, equipment, machinery, etc.

(3) On-site disposal.

a. Waste fluids. Salvage/recycling yard operators shall be responsible for compliance with all applicable federal and state regulations pertaining to handling, storage, and disposal of waste fluids. In no case shall disposal of

waste fluids be permitted on site except with the specific approval of FDEP.

b. Filling. In no case shall articles or materials be buried or used as fill except at an approved sanitary landfill.

(4) Safety. In any non-secured open storage area, it shall be prohibited to keep any ice box, refrigerator, deep-freeze locker or similar airtight unit having an interior space of two (2) cubic feet or more, unless the door has been removed.

(Ord. No. 2015-17, § 3(Exh. A), 9-22-15)

Adjacent property being used as part of the operation needs to receive Special Use Permit approval.

2. Property Owner(s):

WATTS, P DALE

3. Location of Violation: 3637 N US 301, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: G30-005 Section/Township/Range: 301923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT THE NW COR OF THE SW1/4 OF NE1/4 FROM THENCE RUN S 7 CHS 6 1/2 LKS TO POB THENCE RUN S 7 CHS 6 1/2 LKS THENCE RENE 14 CHS 13 LKS THENCE RUN N 7 CHS 6 1/2 LKS THENCE RUN W 14 CHS 13 LKS TO POB LESS R/W 301.

5. Date Violation first Observed: 1/9/2020

6. Date Property owner issued notice of violation: 1/10/2020

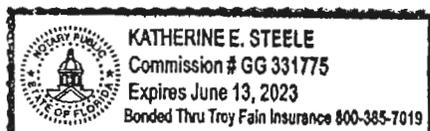
7. Date of Notice of Violation Inspection: 1/27/2020

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 24th day of February, 2020.

*Sandy Cassels*  
Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Monday, the 24th day of February, 2020.



*Katherine E. Steele*  
NOTARY PUBLIC

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: N19A009

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

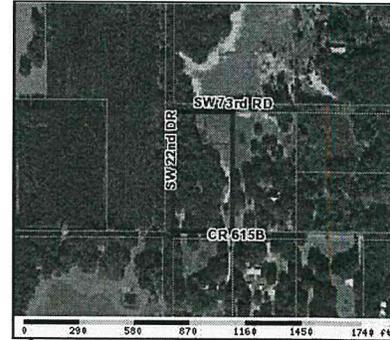
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch  
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	BROWN JOHN M & PENNY C		
Site Address	2226 CR 615B, BUSHNELL, FL 33513		
Mail Address	2226 CR 615B, BUSHNELL, FL 33513		
Use Desc. (code)	AG IMPROVED W/ HX (05000)		
Sec/Twp/Rng	19/21/22	Neighborhood	6301
Year Built	1990	Tax District	County (1001)
Heated Area	1512 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136			

GIS Aerial



**Property & Assessment Values**

Land Value	\$19,880.00
Market Value	\$102,130.00
Assessed Value	\$58,310.00
Total Taxable Value	\$25,250.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$8,060

**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
11/2002	1019/451	WD	I (U)	\$100.00	BROWN JOHN M & PENNY C
10/1993	501/326	AA	V (Q)	\$25,000.00	UNKNOWN
06/1987	347/696	WD	I (Q)	\$14,000.00	UNKNOWN
02/1982	255/249	WD	V (U)	\$7,500.00	UNKNOWN
03/1978	201/500	WD	V (U)	\$7,500.00	UNKNOWN

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1990	BAS=1512 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Improved Pasture (6010M)	1.80 Acre		
2	HOMESITE (5000M)	1.00 Acre		
3	Acreage 4-7.9 AC (0104M)	1.90 Acre		

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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: May 12, 2020

Case: CE2019-0433

Name: BROWN, JOHN M & PENNY C

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/13/2020 KV	50.00
NOV Inspection 01/30/2020 KV	50.00
Inspection 01/23/2020 KV	50.00
CNV Inspection 01/13/2020 KV	50.00
Initial Inspection 12/26/2019 KV	50.00
<b>Total Costs</b>	<b>412.28</b>

\*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 #: CE2019-0433 OR 1019 PG 451 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: BROWN, JOHN M & PENNY C

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/11/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: N19A009

What is the Property Address? 2226 CR 615B, Bushnell, FL 33513

When did this case begin? 12/26/19

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?**

CE2019-0433

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2019-0433

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 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

# ***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 #: CE2019-0433

BROWN, JOHN M & PENNY C  
2226 CR 615B  
BUSHNELL, FL 33513-4932

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 3/26/2020, 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 2/24/2020.

  
\_\_\_\_\_  
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 1894

## **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 #: CE2019-0433

vs.

**BROWN, JOHN M & PENNY 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):

CE2019-0433

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2019-0433

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):

BROWN, JOHN M & PENNY C

3. Location of Violation: 2226 CR 615B, Bushnell, FL 33513

TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

4. Legal Description of Property where violation exists:

Parcel #: N19A009 Section/Township/Range: 192122

Subdivision: Tract:

Block: Lot(s):

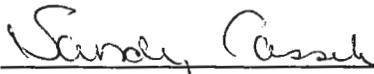
Legal Description (partial):

TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

5. Date Violation first Observed: 12/26/2019
6. Date Property owner issued notice of violation: 1/14/2020
7. Date of Notice of Violation Inspection: 1/30/2020

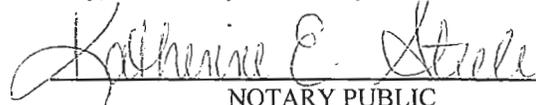
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 24th day of February, 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 24th day of February, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC



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

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



## **Memo**

**To:** Respondent  
**From:** Sandy Cassels, Development Tech/Secretary  
**Date:** March 17, 2020  
**RE:** Special Master Hearing, March 26, 2020

Due to unforeseen circumstances, the Special Master Hearing scheduled for March 26, 2020, will be postponed until the April 30, 2020, hearing.

If you have any questions, please feel free to contact our office.

Sandy Cassels  
Development Tech/Code Enforcement Secretary

Al Butler, Dist 1  
Second Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Steve Printz, Dist 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

# 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>



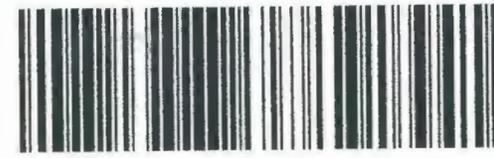
## NOTICE OF HEARING

File #: CE2019-0433  
BROWN, JOHN M & PENNY C  
2226 CR 615B  
BUSHNELL, FL 33513-4932

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be



Board of County Commis  
Sumter County, Florida  
Development Services Depart  
7375 Powell Road Suite 1  
Wildwood, Florida 3478.



91 7199 9991 7039 6360 1894



U.S. POSTAGE PITNEY BOWES  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 25 2020

RECEIVED

MAR 24 2020

Sumter County  
Development Services

MAR 23 2020  
BY: \_\_\_\_\_

Ln 2/27  
3/4

NIXIE 339 DE 1 0003 16/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34785420399 \*1201-01477-25-43

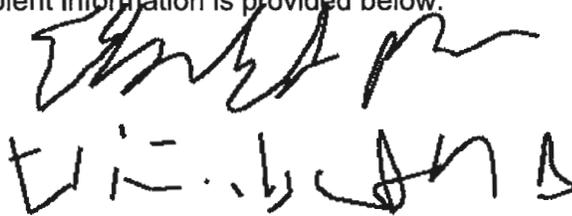
0001064007 2020

Date Produced: 01/20/2020

SUMTER COUNTY BOCC: CE2019-0433

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1429. Our records indicate that this item was delivered on 01/16/2020 at 12:18 p.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.



Date Produced: 03/30/2020

SUMTER COUNTY BOCC:

~~CE2020~~ CE2019-0433

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1894. Our records indicate that this item was delivered on 03/23/2020 at 02:18 p.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :

Address of Recipient :

7795 WILDWOOD RD

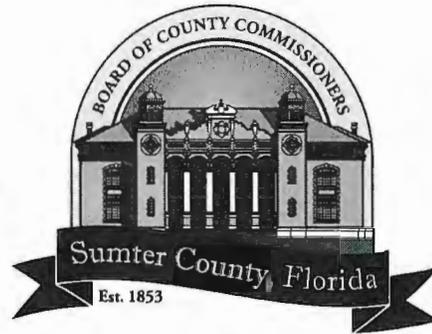
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

# 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 #: CE2019-0433

vs.

BROWN, JOHN M & PENNY C (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, March 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2226 CR 615B, Bushnell, FL 33513

Section/Township/Range: 192122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

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

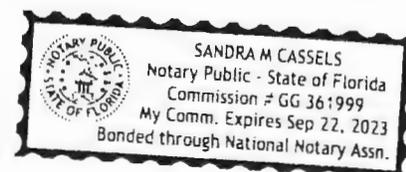
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Friday, March 13, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 13th day of March, 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>

**COUNTY OF SUMTER (Petitioner)**

File #: CE2019-0433

vs.

**BROWN, JOHN M & PENNY C (Respondent)**

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Monday, May 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2226 CR 615B, Bushnell, FL 33513

Section/Township/Range: 192122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

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

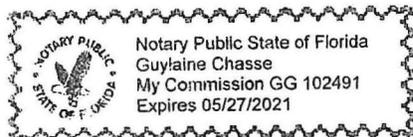
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT

DATED this Monday, May 11, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 11th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 03/26/2020 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

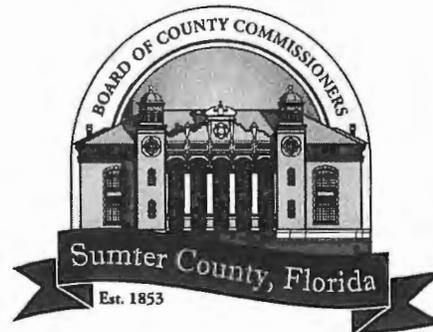
REFER TO CASE NO. CE2019-0433

---

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

# Board of County Commissioners Sumter County, Florida

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



## NOTICE OF VIOLATION

1/14/2020

File #: CE2019-0433

JOHN M & PENNY C BROWN  
2226 CR 615B  
BUSHNELL, FL 33513-4932

Dear JOHN M & PENNY C BROWN:

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

Address: 2226 CR 615B, Bushnell, FL 33513  
Parcel #: N19A009 Section/Township/Range: 192122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

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

CE2019-0433

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2019-0433

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 30, 2020, will result in this matter being referred to the Special Master for a public hearing.

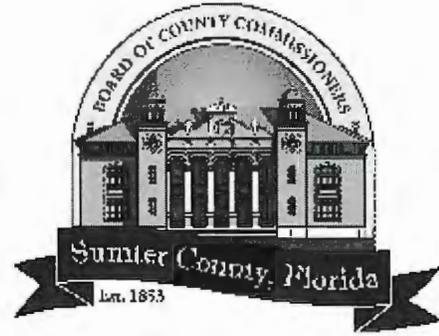
Sincerely,

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>



## **COURTESY NOTICE OF VIOLATION**

12/27/2019

File #: **CE2019-0433**

JOHN M & PENNY C BROWN  
2226 CR 615B  
BUSHNELL, FL 33513-4932

Dear JOHN M & PENNY C BROWN:

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

Address: 2226 CR 615B, Bushnell, FL 33513  
Parcel #: N19A009      Section/Township/Range: 192122  
Subdivision:      Tract:  
Block:      Lot(s):  
Legal Description (partial):  
TRACT 9 PLAT 3 SUMTER GARDENS PB 1 PG 136

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

CE2019-0433

2009 I.P.M.C.

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CE2019-0433

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You are being notified a violation exists on your property and your next inspection will be January 13, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels  
Development Technician

## STATEMENT OF CODE CASE COSTS

Date: May 12, 2020

Case: CE2019-0435

Name: ALLMOND, AMY M

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/13/2020 KV	50.00
NOV Inspection 01/30/2020 KV	50.00
CNV Inspection 01/13/2020 KV	50.00
Initial Inspection 12/26/2019 KV	50.00
<b>Total Costs</b>	<b>362.28</b>

\*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 #: CE2019-0435 OR 1903 PG 171 Zoning: RR5C

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: ALLMOND, AMY M

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/11/20

What is the General Location of this property? Bushnell Parcel #: N19F007

What is the Property Address? 2071 CR 615B, Bushnell, FL 33513

When did this case begin? 12/26/19

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?**

CE2019-0435

2009 I.P.M.C.

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CE2019-0435

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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 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: N19F007

<< 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	ALLMOND AMY M		
Site Address	2071 CR 615B, BUSHNELL, FL 33513		
Mail Address	2071 CR 615B, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	19/21/22	Neighborhood	6301
Year Built	1980	Tax District	County (1001)
Heated Area	1008 (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 7 PLAT 12 SUMTER GARDENS PB 1 PG 125			

GIS Aerial



**Property & Assessment Values**

Land Value	\$37,600.00
Market Value	\$96,750.00
Assessed Value	\$70,350.00
Total Taxable Value	\$25,000.00
Exemptions	\$25,000
	\$20,350

**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
01/2008	1903/171	WD	I (Q)	\$152,000.00	ALLMOND AMY M
08/2007	1822/559	CT	I (U)	\$100.00	ACCREDITED HOME LENDERS INC
09/2006	1648/584	FJ	I (U)	\$0.00	EMERSON BRENT & REBECCA (TIC)
08/2006	1643/669	FJ	I (U)	\$0.00	EMERSON BRENT CHARLES &
09/2005	1458/260	WD	I (U)	\$265,000.00	EMERSON BRENT CHARLES &
06/1997	641/186	WD	I (U)	\$81,000.00	BOISVERT RICHARD A & A LOUISE
04/1994	512/258	WD	I (Q)	\$60,000.00	BOISVERT RICHARD A & A LOUISE
06/1981	247/433	WD	I (U)	\$0.00	BOISVERT RICHARD A & A LOUISE
06/1980	232/26	WD	I (U)	\$18,000.00	BOISVERT RICHARD A & A LOUISE

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1980	BAS=1008 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage 4-7.9 AC (O1D4R)	4.70 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Encl Barn (BR0)	1.00 ( )	1980
2	MISC Flat Value (MISC)	1.00 ( )	1987
3	MISC Flat Value (MISC)	1.00 ( )	1982
4	MISC Flat Value (MISC)	1.00 ( )	1900
5	MISC Flat Value (MISC)	1.00 ( )	1900
6	MISC Flat Value (MISC)	1.00 ( )	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

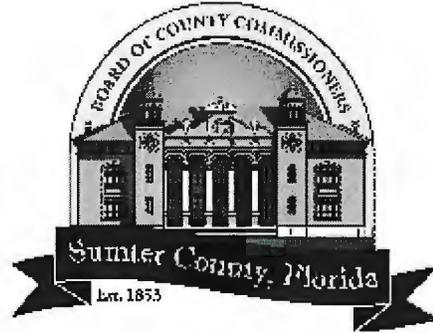
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

**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**

12/27/2019

File #: CE2019-0435

AMY M ALLMOND  
2071 CR 615B  
BUSHNELL, FL 33513-4937

Dear AMY M ALLMOND:

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

Address: 2071 CR 615B, Bushnell, FL 33513  
Parcel #: N19F007 Section/Township/Range: 192122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 7 PLAT 12 SUMTER GARDENS PB 1 PG 125

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

CE2019-0435  
2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2019-0435

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You are being notified a violation exists on your property and your next inspection will be January 13, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels  
Development Technician

Date Produced: 03/09/2020

SUMTER COUNTY BOCC:

CE 2019-0435

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1900. Our records indicate that this item was delivered on 03/05/2020 at 10:13 a.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Janet Hill*

JANET HILL

Address of Recipient :

2071 CR 615B  
BUSHNELL, FL 33513-4937

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

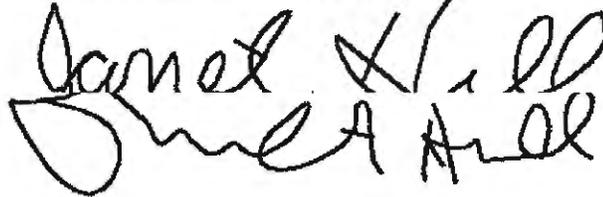
Customer Reference Number: 0363839 33525106code

Date Produced: 01/20/2020

SUMTER COUNTY BOCC: CE2019-0435

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1405. Our records indicate that this item was delivered on 01/16/2020 at 12:12 p.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Date Produced: 03/23/2020

SUMTER COUNTY BOCC: *CE 2019-0435*

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 2983. Our records indicate that this item was delivered on 03/16/2020 at 01:59 p.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Janet Hill  
JMH*

Address of Recipient :

*2030 E 15*

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

RECEIVED

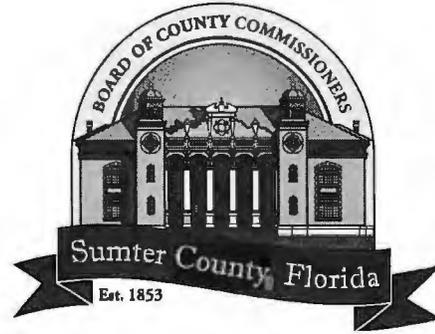
APR - 1 2020

Sumter County  
Development Services

Customer Reference Number: 0363839 33525106code

**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 #: CE2019-0435

vs.

ALLMOND, AMY M (Respondent)

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, March 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2071 CR 615B, Bushnell, FL 33513

Section/Township/Range: 192122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 7 PLAT 12 SUMTER GARDENS PB 1 PG 125

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

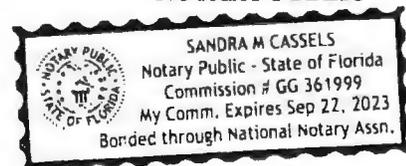
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Friday, March 13, 2020.

KEVIN VANN

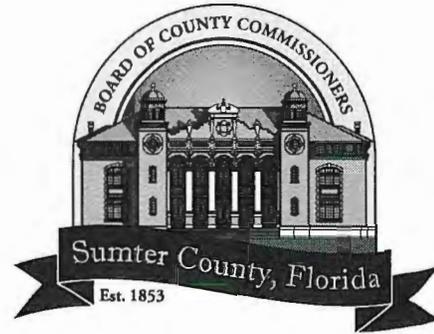
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 13th day of March, 2020.

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  
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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0435

vs.

ALLMOND, AMY M (Respondent)

cc:

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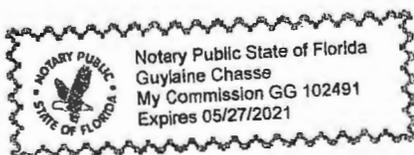
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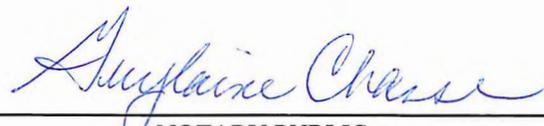
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DATED this Monday, May 11, 2020.

  
\_\_\_\_\_  
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\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 03/13/2020 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. CE2019-0435

---

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

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## NOTICE OF VIOLATION

1/14/2020

File #: CE2019-0435

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CE2019-0435  
2009 I.P.M.C.  
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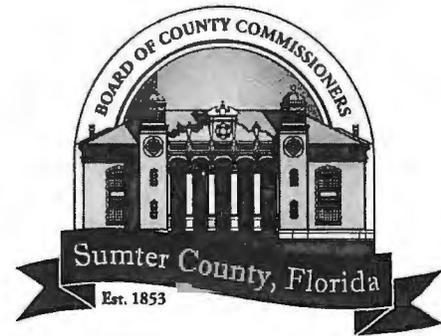
Sincerely,

Sandy Cassels  
Development Technician

91 7199 9991 7039 6360 1405

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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## **NOTICE OF HEARING**

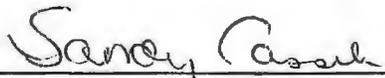
File #: CE2019-0435

ALLMOND, AMY M  
2071 CR 615B  
BUSHNELL, FL 33513-4937

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 3/13/2020, 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 2/24/2020.

  
\_\_\_\_\_  
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 1900

## **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 #: CE2019-0435

vs.

ALLMOND, AMY M (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):

CE2019-0435

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2019-0435

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):

ALLMOND, AMY M

3. Location of Violation: 2071 CR 615B, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N19F007 Section/Township/Range: 192122

Subdivision: Tract:

Block: Lot(s):

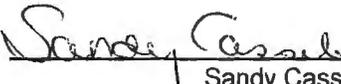
Legal Description (partial):

LOT 7 PLAT 12 SUMTER GARDENS PB 1 PG 125

5. Date Violation first Observed: 12/26/2019
6. Date Property owner issued notice of violation: 1/14/2020
7. Date of Notice of Violation Inspection: 1/30/2020

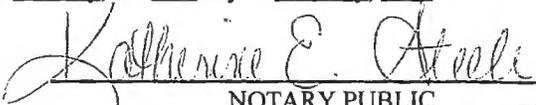
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 24th day of February, 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 24th day of February, 2020.

  
NOTARY PUBLIC



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

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



# **Memo**

**To:** Respondent  
**From:** Sandy Cassels, Development Tech/Secretary *Sandy Cassels*  
**Date:** March 17, 2020  
**RE:** Special Master Hearing, March 26, 2020

---

Due to unforeseen circumstances, the Special Master Hearing scheduled for March 26, 2020, will be postponed until the April 30, 2020, hearing.

If you have any questions, please feel free to contact our office.

Sandy Cassels  
Development Tech/Code Enforcement Secretary

Al Butler, Dist 1  
Second Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Steve Printz, Dist 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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## **NOTICE OF HEARING**

File #: CE2019-0435

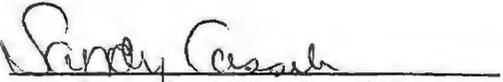
*Corrected*

ALLMOND, AMY M  
2071 CR 615B  
BUSHNELL, FL 33513-4937

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 3/26/2020, 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 2/24/2020.

  
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 2983

## **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.
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    - 3) Any previous violations committed by the violator.

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

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Website: <http://sumtercountyfl.gov>



**COUNTY OF SUMTER (Petitioner)**

File #: CE20 19-0435

vs.

ALLMOND, AMY M (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):

CE2019-0435

2009 I.P.M.C.

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CE2019-0435

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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ALLMOND, AMY M

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Subdivision: Tract:

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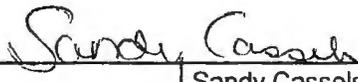
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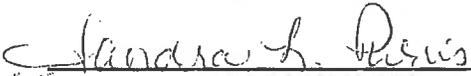
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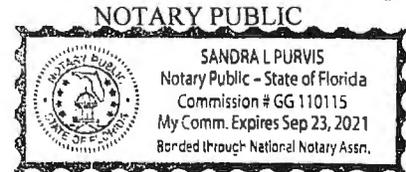
DATED this Monday, the 24th day of February, 2020.

  
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 24th day of February, 2020.

  
Sandra L. Purvis



# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0439 OR 813 PG 442 Zoning: R1MR

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

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

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/11/20

What is the General Location of this property? Wildwood Parcel #: G23-004

What is the Property Address? 7731 CR 145, Wildwood, FL 34785

When did this case begin? 1/3/20

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?**

CE2019-0439  
(1/6/2020 8:27 AM SCO)  
Sec. 13-621. - Temporary use requirements.

(b) Security. Temporary structures to be used to house security personnel in excess of that allowed as an accessory use, including the use of mobile homes or recreational vehicles.

(1) The temporary structure must be located on the same parcel as the activity or use to be protected and occupied by persons who will provide the security.

(2) The maximum period for which approval may be given is two (2) years. Renewals shall only be approved as is reasonably necessary to continue the required level of protection.

(3) Any permits required for the installation of the temporary structure shall be obtained prior to commencement of the use.

(4) The temporary structure must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after the activity or use protected ceases, whichever occurs first.

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 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 12, 2020

Case: CE2019-0439

Name: NOELL, ANNA MARIE

Item	Amount
<b>STAFF COSTS*</b>	
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/12/2020 KV	50.00
NOV Inspection 02/07/2020 KV	50.00
CNV Inspection 01/21/2020 KV	50.00
Initial Inspection 01/03/2020 KV	50.00
<b>Total Costs</b>	<b>256.18</b>

\*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: 5/7/2020

PARCEL ID: G23-004

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

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

Result: 1 of 1

**Owner & Property Info**

Owner's Name	NOELL ANNA MARIE		
Site Address	, FL		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	VACANT COMMERCIAL (01000)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
	E1/2 OF SW1/4 OF NE1/4 LYING N OF SCL RR RW LESS RD RW		

GIS Aerial



**Property & Assessment Values**

Land Value	\$22,140.00
Market Value	\$22,140.00
Assessed Value	\$22,140.00
Total Taxable Value	\$22,140.00
Exemptions	None \$0.00

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/2011	2525/217	FJ	V (U)	\$0.00	NOELL ANNA MARIE
06/2000	813/442	WD	V (Q)	\$100,000.00	NOELL TIMOTHY S & ANNA MARIE
01/1990	400/267	WD	V (U)	\$80,000.00	SHEPHARD BILLIE G & CLAUDETTE
07/1984	291/646	WD	I (U)	\$60,000.00	SHEPHARD BILLIE G & CLAUDETTE
09/1981	250/749	QC	I (U)	\$100.00	SHEPHARD BILLIE G & CLAUDETTE
09/1981	250/750	QC	I (U)	\$100.00	SHEPHARD BILLIE G & CLAUDETTE
09/1981	251/270	QC	I (U)	\$100.00	SHEPHARD BILLIE G & CLAUDETTE
08/1972	131/774	WD	I (U)	\$14,900.00	SHEPHARD BILLIE G & CLAUDETTE

**Building Characteristics**

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	acreage (0131V)	1.00 Acre		

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.



# 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

1/22/2020

File #: CE2019-0439

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

Dear ANNA MARIE NOELL:

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

Address: 7731 CR 145, Wildwood, FL 34785  
Parcel #: G23-004 Section/Township/Range: 231923  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
E1/2 OF SW1/4 OF NE1/4 LYING N OF SCL RR RW LESS RD RW

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

CE2019-0439  
(1/6/2020 8:27 AM SCO)  
Sec. 13-621. - Temporary use requirements.

(b) Security. Temporary structures to be used to house security personnel in excess of that allowed as an accessory use, including the use of mobile homes or recreational vehicles.

(1) The temporary structure must be located on the same parcel as the activity or use to be protected and occupied by persons who will provide the security.

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(3) Any permits required for the installation of the temporary structure shall be obtained prior to commencement of the use.

(4) The temporary structure must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after the activity or use protected ceases, whichever occurs first.

Failure to correct the above violations before February 07, 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 1344

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

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## **NOTICE OF HEARING**

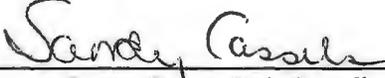
File #: CE2019-0439

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

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 3/26/2020, 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 2/24/2020.

  
\_\_\_\_\_  
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.

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SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 1917

## Important Information Regarding Code Compliance Hearings

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Website: <http://sumtercountyfl.gov>



**COUNTY OF SUMTER (Petitioner)**

File #: CE2019-0439

vs.

**NOELL, ANNA MARIE (Respondent)**

cc:

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

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1. **Violation of Code(s):**

CE2019-0439

(1/6/2020 8:27 AM SCO)

Sec. 13-621. - Temporary use requirements.

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NOELL, ANNA MARIE

3. **Location of Violation:** 7731 CR 145, Wildwood, FL 34785

4. **Legal Description of Property where violation exists:**

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Section/Township/Range: 231923

Subdivision:

Tract:

Block:

Lot(s):

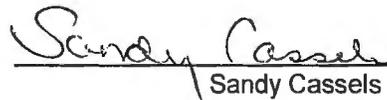
Legal Description (partial):

E1/2 OF SW1/4 OF NE1/4 LYING N OF SCL RR RW LESS RD RW

- 5. Date Violation first Observed: 1/3/2020
- 6. Date Property owner issued notice of violation: 1/22/2020
- 7. Date of Notice of Violation Inspection: 2/7/2020

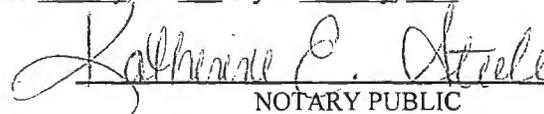
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

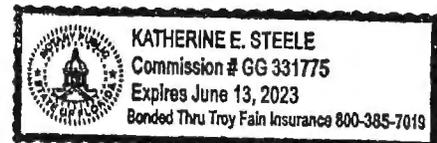
DATED this Monday, the 24th day of February, 2020.

  
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 24th day of February, 2020.

  
NOTARY PUBLIC



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

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



# **Memo**

**To:** Respondent  
**From:** Sandy Cassels, Development Tech/Secretary  
**Date:** March 17, 2020  
**RE:** Special Master Hearing, March 26, 2020

Due to unforeseen circumstances, the Special Master Hearing scheduled for March 26, 2020, will be postponed until the April 30, 2020, hearing.

If you have any questions, please feel free to contact our office.

Sandy Cassels  
Development Tech/Code Enforcement Secretary

Al Butler, Dist 1  
Second Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Steve Printz, Dist 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

# 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 #: CE2019-0439  
NOELL, ANNA MARIE  
3731 N US HIGHWAY 301  
WILDWOOD, FL 34785-7852

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be

**CERTIFIED MAIL**



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



91 7199 9991 7039 6360 1917



U.S. POSTAGE  PITNEY BOWES  
  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 25 2020

RECEIVED

MAR 24 2020

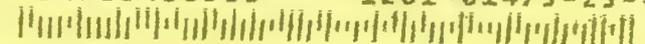
Sumter County  
Development Services

NIXIE 339 DE 1 0003/19/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34785420399 \*1201-01475-25-43

347854203  
3478537852 R001



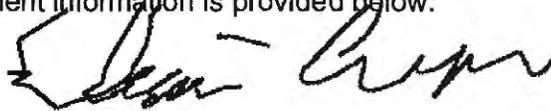
Date Produced: 03/30/2020

SUMTER COUNTY BOCC:

CE2019-0439

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1917. Our records indicate that this item was delivered on 03/23/2020 at 02:18 p.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

7755 WILDWOOD RD

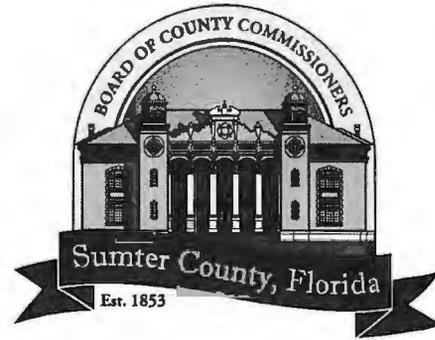
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

# 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 #: CE2019-0439

vs.

NOELL, ANNA MARIE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Thursday, March 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7731 CR 145, Wildwood, FL 34785

Section/Township/Range: 231923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

E1/2 OF SW1/4 OF NE1/4 LYING N OF SCL RR RW LESS RD RW

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

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

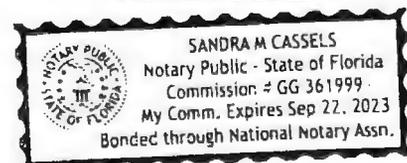
FURTHER AFFIANT SAYETH NOT  
DATED this Thursday, March 12, 2020.

Kevin Vann

---

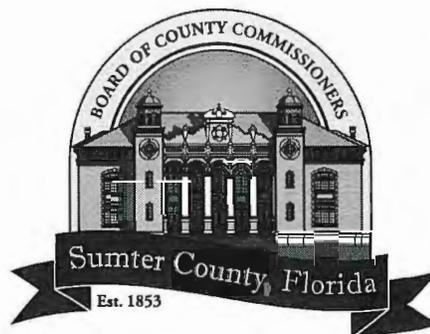
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 12th day of March, 2020.

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>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0439

vs.

NOELL, ANNA MARIE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Monday, May 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7731 CR 145, Wildwood, FL 34785

Section/Township/Range: 231923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

E1/2 OF SW1/4 OF NE1/4 LYING N OF SCL RR RW LESS RD RW

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

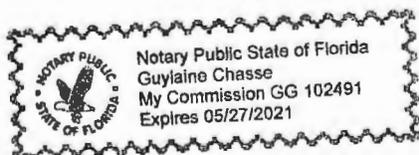
That a copy of the Request for Hearing has been sent certified, return receipt mail.

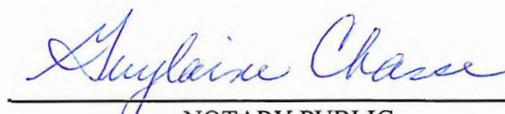
FURTHER AFFIANT SAYETH NOT

DATED this Monday, May 11, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 11th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 03/26/2020 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. CE2019-0439

---

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

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2019-0442 OR 1220 PG 398 Zoning: R4M

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: PALMER, ALEXIS

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/11/20

What is the General Location of this property? lake panasoffkee Parcel #: F31B142

What is the Property Address? 2177 CR 429, Lake Panasoffkee, FL 33538

When did this case begin? 1/2/20

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?**

CE2019-0442  
Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

CE2019-0442  
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.

CE2019-0442  
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 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 12, 2020

Case: CE2019-0442

Name: PALMER, ALEXIS

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/12/2020 KV	50.00
NOV Inspection 02/06/2020 KV	50.00
CNV Inspection 01/20/2020 KV	50.00
Initial Inspection 01/02/2020 KV	50.00
<b>Total Costs</b>	<b>362.28</b>

\*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: 5/7/2020

PARCEL ID: F31B142

<< 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	PALMER ALEXIS		
Site Address	2177 CR 429, LAKE PANASOFFKEE, FL 33538		
Mail Address	39 FRANKLIN ST, NEW LEBANON, OH 45345		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	31/19/22	Neighborhood	5015
Year Built	1987	Tax District	County (1001)
Heated Area	1620 (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 5 6 & 7 BLK 16 UNIT 2 PANACOCHEE RETREAT PB 3 PG 14			

GIS Aerial



**Property & Assessment Values**

Land Value	\$9,920.00
Market Value	\$64,800.00
Assessed Value	\$64,800.00
Total Taxable Value	\$64,800.00
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
10/2018	3473/172	QC	I (U)	\$16,100.00	PALMER ALEXIS
08/2017	3293/518	QC	I (U)	\$19,000.00	PALMER TIMOTHY
11/2016	3178/104	CT	I (U)	\$100.00	ALLSTATE SERVICING INC
05/2004	1220/398	WD	I (Q)	\$82,000.00	SELLERS ABBIE D & HERBERT C II & BOBBIE JEAN (JTWROS)
04/2004	1220/397	WD	I (U)	\$100.00	SURACH JOHN W SR & DONNA L
04/1999	741/23	WD	I (Q)	\$26,000.00	SURACH JOHN W SR & DONNA L
11/1997	661/551	QC	I (U)	\$100.00	SURACH JOHN W SR & DONNA L
12/1977	195/320	WD	V (Q)	\$2,000.00	SURACH JOHN W SR & DONNA L
02/1969	100/20	WD	V (U)	\$700.00	SURACH JOHN W SR & DONNA L

**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	1987	BAS=1620 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5043M)	160.00 Front Feet	160.00	118.00
2	Lk Pana (5043M)	80.00 Front Feet	80.00	118.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Garage 0 (GAR0)	1.00 ( )	1987
2	Screened Porch 2 (SP2)	1.00 (10.00 x 46.00)	1900
3	Screen Encl 2 Alum (SEN2)	1.00 (28.00 x 46.00)	1900
4	Swim Pool Concrete (POL3)	1.00 (31.00 x 16.00)	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

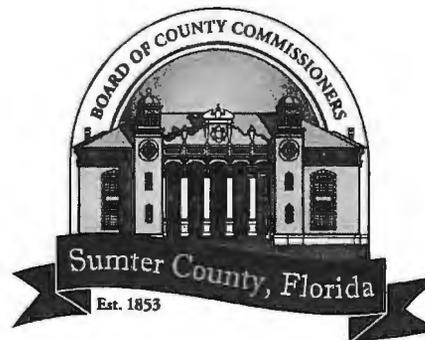
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

1/6/2020

**File #: CE2019-0442**

ALEXIS PALMER  
39 FRANKLIN ST  
NEW LEBANON, OH 45345

Dear ALEXIS PALMER:

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

Address: 2177 CR 429, Lake Panasoffkee, FL 33538  
Parcel #: F31B142 Section/Township/Range: 311922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 5 6 & 7 BLK 16 UNIT 2 PANACOOCHEE RETREAT PB 3 PG 14

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

CE2019-0442

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

CE2019-0442

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.

CE2019-0442

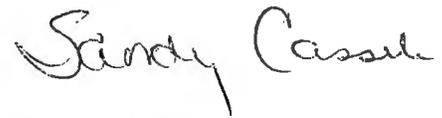
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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 20, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassels". The script is cursive and fluid, with the first letters of each word being capitalized and larger than the rest of the letters.

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 VIOLATION

1/22/2020

File #: CE2019-0442

ALEXIS PALMER  
39 FRANKLIN ST  
NEW LEBANON, OH 45345

Dear ALEXIS PALMER:

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

Address: 2177 CR 429, Lake Panasoffkee, FL 33538  
Parcel #: F31B142 Section/Township/Range: 311922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 5 6 & 7 BLK 16 UNIT 2 PANACOOCHEE RETREAT PB 3 PG 14

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

CE2019-0442

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

CE2019-0442

### 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.

CE2019-0442

### 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.

91 7199 9991 7039 6360 1382

Failure to correct the above violations before February 06, 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, 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 #: CE2019-0442

PALMER, ALEXIS  
39 FRANKLIN ST  
NEW LEBANON, OH 45345

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

CERTIFIED MAIL



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

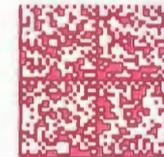
RECEIVED

MAR 24 2020

Sumter County  
Development Services



91 7199 9991 7039 6360 1924



U.S. POSTAGE PITNEY BOWES



ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 25 2020

MAR 23 2020

LIU 228  
3-4 ✓

NIXIE 436 DE 1 8883/18/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

VACK1: 9352206099 4534581411 UNCL  
147854263

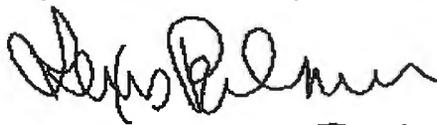
BC: 34785426399 \*1261-01474-25-43

Date Produced: 02/10/2020

SUMTER COUNTY BOCC: CE2019-0442

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1382. Our records indicate that this item was delivered on 02/07/2020 at 08:32 a.m. in NEW LEBANON, OH 45345. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Alexis Palmer

Address of Recipient :

39 FRANKLIN ST  
NEW LEBANON, OH 45345-1411

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

RECEIVED  
FEB 17 2020  
Sumter County  
Development Services

Customer Reference Number: 0363839 33525106code

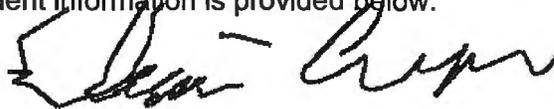
Date Produced: 03/30/2020

SUMTER COUNTY BOCC:

CE2019-0442

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1924. Our records indicate that this item was delivered on 03/23/2020 at 02:18 p.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

7755 WILDWOOD RD

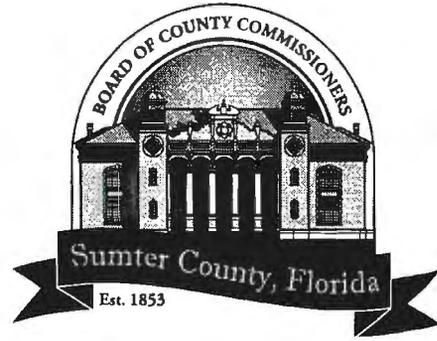
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United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

# 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 #: CE2019-0442

vs.

**PALMER, ALEXIS (Respondent)**

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Thursday, March 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2177 CR 429, Lake Panasoffkee, FL 33538

Section/Township/Range: 311922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 5 6 & 7 BLK 16 UNIT 2 PANACOOCHEE RETREAT PB 3 PG 14

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

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

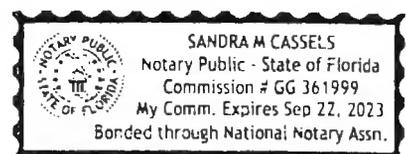
FURTHER AFFIANT SAYETH NOT  
DATED this Thursday, March 12, 2020.

Kevin Vann

---

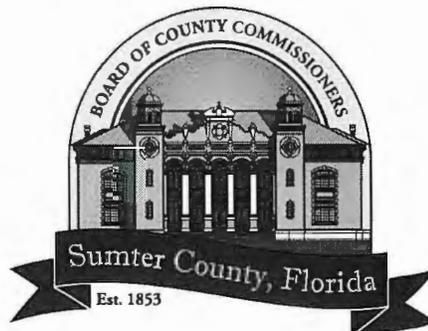
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 12th day of March, 2020.

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>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0442

vs. .

PALMER, ALEXIS (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Monday, May 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2177 CR 429, Lake Panasoffkee, FL 33538

Section/Township/Range: 311922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 5 6 & 7 BLK 16 UNIT 2 PANACOOCHEE RETREAT PB 3 PG 14

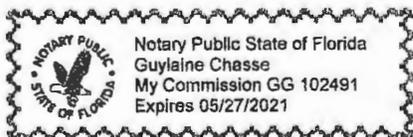
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Monday, May 11, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 11th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 03/26/2020 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

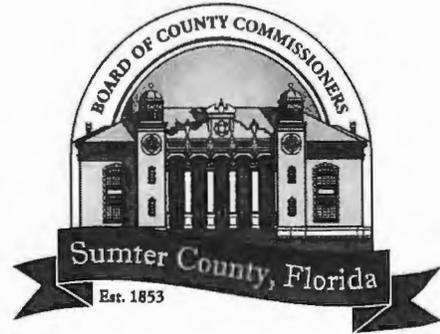
REFER TO CASE NO. CE2019-0442

---

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

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

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



## **NOTICE OF HEARING**

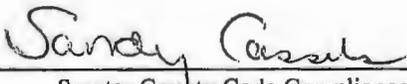
File #: CE2019-0442

PALMER, ALEXIS  
39 FRANKLIN ST  
NEW LEBANON, OH 45345

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 3/26/2020, 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 2/24/2020.

  
\_\_\_\_\_  
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 1924

## **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 #: CE2019-0442

vs.

**PALMER, ALEXIS (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):

CE2019-0442

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

CE2019-0442

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.

CE2019-0442

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):

PALMER, ALEXIS

3. Location of Violation: 2177 CR 429, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:  
Parcel #: F31B142 Section/Township/Range: 311922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 5 6 & 7 BLK 16 UNIT 2 PANACOOCHEE RETREAT PB 3 PG 14

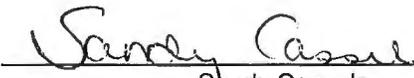
5. Date Violation first Observed: 1/2/2020

6. Date Property owner issued notice of violation: 1/22/2020

7. Date of Notice of Violation Inspection: 2/6/2020

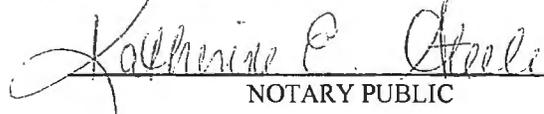
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

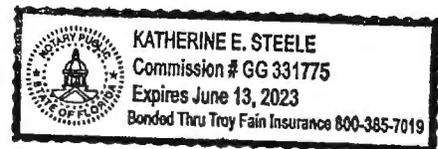
DATED this Monday, the 24th day of February, 2020.

  
Sandy Cassels

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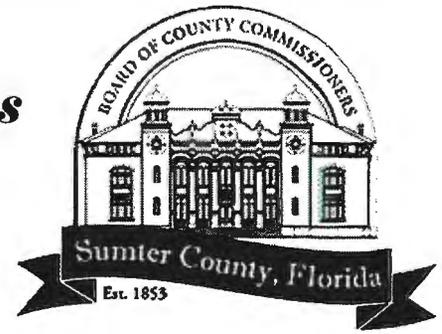
Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Monday, the 24th day of February, 2020.

  
NOTARY PUBLIC



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

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



# **Memo**

**To:** Respondent  
**From:** Sandy Cassels, Development Tech/Secretary *Sandy Cassels*  
**Date:** March 17, 2020  
**RE:** Special Master Hearing, March 26, 2020

---

Due to unforeseen circumstances, the Special Master Hearing scheduled for March 26, 2020, will be postponed until the April 30, 2020, hearing.

If you have any questions, please feel free to contact our office.

Sandy Cassels  
Development Tech/Code Enforcement Secretary

Al Butler, Dist 1  
Second Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Don Burgess, Dist 3  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Steve Printz, Dist 5  
Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Doug Gilpin, Dist 2  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Garry Breeden, Dist 4  
Vice Chairman  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Bradley S. Arnold,  
County Administrator  
(352) 689-4400  
7375 Powell Road  
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor  
(352) 569-6600  
215 East McCollum Avenue  
Bushnell, FL 33513

County Attorney  
The Hogan Law Firm  
Post Office Box 485  
Brooksville, Florida 34605

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0014 OR 523 PG 143 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: BYRUM, J E & JOY GRAVES

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/13/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: R12C218

What is the Property Address? 3263 CR 675, Webster, FL 33597

When did this case begin? 2/4/20

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?**

CE2020-0014

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0014

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

CE2020-0014

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 5/13/2020

When was the last time you visited the property? 5/14/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 22, 2020

Case: CE2020-0014

Name: BYRUM, J E & JOY GRAVES

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/14/2020 KV	50.00
NOV Inspection 03/11/2020 KV	50.00
CNV Inspection 02/21/2020 KV	50.00
Initial Inspection 02/04/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: 5/7/2020

PARCEL ID: R12C218

<< 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	BYRUM J E & JOY GRAVES		
Site Address	3263 CR 675, WEBSTER, FL 33597		
Mail Address	3263 CR 675, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1985	Tax District	County (1001)
Heated Area	1200 (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 18 BLK C THE WOODS SUBD PB 4 PG 2			

GIS Aerial



**Property & Assessment Values**

Land Value	\$4,210.00
Market Value	\$33,040.00
Assessed Value	\$29,730.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$0 02 - Additional Homestead \$0 82 - \$29,730

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/1994	523/143	WD	I (Q)	\$4,200.00	BYRUM J E & JOY GRAVES
06/1987	347/501	WD	I (Q)	\$114,000.00	UNKNOWN

**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	1985	BAS=1200 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee Woods (9415M)	50.00 Front Feet	50.00	100.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ( )	1989

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

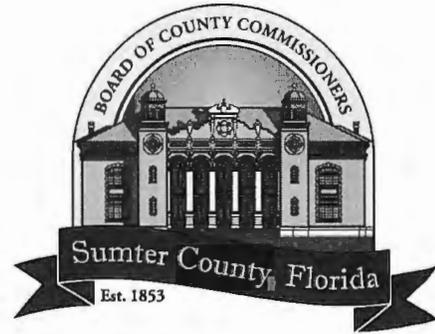
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

2/5/2020

**File #: CE2020-0014**

J E & JOY GRAVES BYRUM  
3263 CR 675  
WEBSTER, FL 33597-7607

Dear J E & JOY GRAVES BYRUM:

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

Address: 3263 CR 675, Webster, FL 33597  
Parcel #: R12C218 Section/Township/Range: 122221  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 18 BLK C THE WOODS SUBD PB 4 PG 2

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

CE2020-0014

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

CE2020-0014

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 .

Thank you for your attention in this matter.

Sincerely,

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

Sandy Cassels  
Development Technician



Failure to correct the above violations before March 11, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

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

Sandy Cassels

Development Technician



Date Produced: 03/09/2020

SUMTER COUNTY BOCC: CE2020-0014

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1832. Our records indicate that this item was delivered on 03/05/2020 at 11:51 a.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :

*Diana Cudiff*  
DIANA CUDIFF

Address of Recipient :

7775 Powell Rd

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 0363839 33525106code

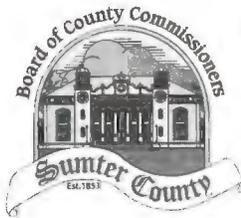
**Board of County Commissioners  
Sumter County, Florida**

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

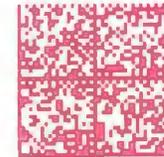


# Memo

To: Respondent  
From: Sandy Cassels, Development Tech/Secretary Code *Sandy Cassels*



**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 \$ 000.50<sup>0</sup>  
02 4W  
0000363839 APR 16 2020



JE & Joy Graves Byrum  
3263 CR 675  
Webster, FL 33597

RECEIVED

APR 27 2020

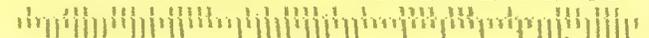
Sumter County  
Development Services

NIXIE 339 DE 1 0004/22/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 34785420340 \*1201-01771-16-38

3359734785>4203  
3359734785>4203 RL



**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: R12C218

<< 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	BYRUM J E & JOY GRAVES		
Site Address	3263 CR 675, WEBSTER, FL 33597		
Mail Address	3263 CR 675, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1985	Tax District	County (1001)
Heated Area	1200 (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 16 BLK C THE WOODS SUBD PB 4 PG 2			

GIS Aerial



**Property & Assessment Values**

Land Value	\$4,210.00
Market Value	\$33,040.00
Assessed Value	\$29,730.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$0 02 - Additional Homestead \$0 82 - \$29,730

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/1994	523/143	WD	I (Q)	\$4,200.00	BYRUM J E & JOY GRAVES
06/1987	347/501	WD	I (Q)	\$114,000.00	UNKNOWN

**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	1985	BAS=1200 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Croomacoochee Woods (9415M)	50.00 Front Feet	50.00	100.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ( )	1989

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# 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 #: CE2020-0014

vs.

BYRUM, J E & JOY GRAVES (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Wednesday, May 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3263 CR 675, Webster, FL 33597

Section/Township/Range: 122221

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 18 BLK C THE WOODS SUBD PB 4 PG 2

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

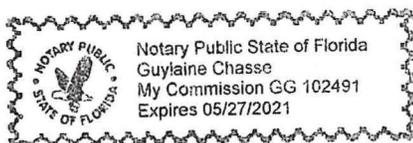
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Wednesday, May 13, 2020.

Kevin Vann

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 13th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

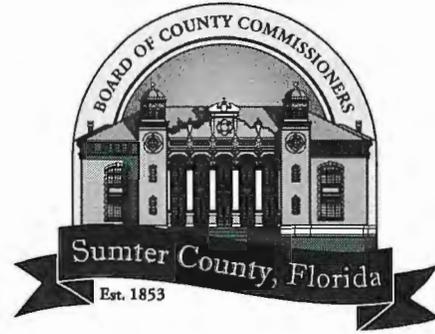
REFER TO CASE NO. CE2020-0014

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

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

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



## **NOTICE OF HEARING**

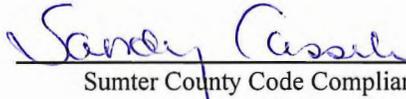
File #: CE2020-0014

BYRUM, J E & JOY GRAVES  
3263 CR 675  
WEBSTER, FL 33597-7607

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/26/2020.

  
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

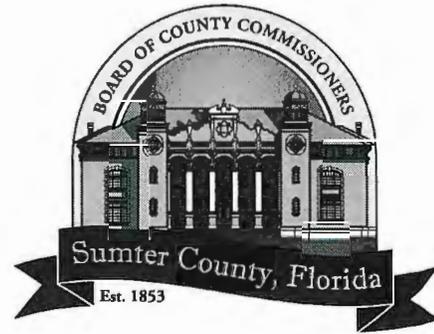
91 7199 9991 7039 6360 2624

## **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 #: CE2020-0014

vs.

**BYRUM, J E & JOY GRAVES (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):

CE2020-0014

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0014

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

CE2020-0014

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.





# Not available



This parcel is on the List of Lands Available for Sale.





### Search

R12C218 Search

#### Advanced search

BYRUM J E & JOY GRAVES — Real Estate at 3263 CR 675, WEBSTER 33597

Owner address

BYRUM J E & JOY GRAVES  
3263 CR 675  
WEBSTER, FL 33597-7607

**Apply for the 2020 Installment Payment Plan**

-  Certificate issued 2016
-  Prior years due
-  Homestead exemption

Please call 352-569-6740 for due amount.  
(352) 569-6740

Account number **R12C218** / Geo number 12-22-21-R12C218

Parcel details - [View/Print full bill history](#) - [Property Appraiser](#)



**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**

2/24/2020

File #: CE2020-0014

J E & JOY GRAVES BYRUM  
3263 CR 675  
WEBSTER, FL 33597-7607

Dear J E & JOY GRAVES BYRUM:



**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 \$ 000.50<sup>0</sup>  
02 4W  
0000363839 FEB 24 2020

RECEIVED

MAR - 9 2020

Sumter County  
Development Services

*1/Ac*

NIXIE 339 DE 1 0002/29/20

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 34785420340 \*1401-04732-24-45

347854203

335977607 RO

# 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

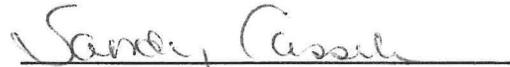
File #: CE2020-0014

BYRUM, J E & JOY GRAVES  
3263 CR 675  
WEBSTER, FL 33597-7607

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/26/2020.

  
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 such costs.

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



*APK*

NIXIE 339 FE 1 0004/14/20

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 34785420340 \*2974-05116-31-42

347854203

# 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 #: CE2020-0014

BYRUM, J E & JOY GRAVES  
3263 CR 675  
WEBSTER, FL 33597-7607

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

CERTIFIED MAIL



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



91 7199 9991 7039 6360 2624



U.S. POSTAGE >>> PITNEY BOWES  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 MAR 31 2020

RECEIVED

APR -7 2020

Sumter County

NSN

APR 06 2020

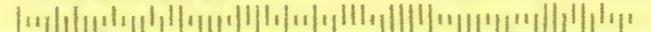
APR - 2 2020

NIXIE 339 DE 1 0004/04/20

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

BC: 34785420399 \*2974-05136-31-42

NSN  
3025 49859 4203



# 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

2/24/2020

File #: CE2020-0014

J E & JOY GRAVES BYRUM  
3263 CR 675  
WEBSTER, FL 33597-7607

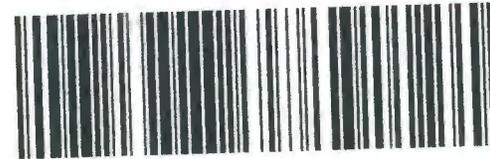
Dear J E & JOY GRAVES BYRUM:

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

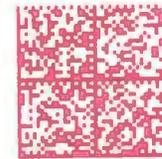
CERTIFIED MAIL



Board of County Commis  
Sumter County, Florida  
Development Services Depar  
7375 Powell Road Suite 1  
Wildwood, Florida 3478:



91 7199 9991 7039 6360 1832



U.S. POSTAGE PITNEY BOWES  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 24 2020

MAR 05 2020

RECEIVED

MAR -9 2020

Sumter County  
Development Services

FEB 26 2020

1st NOTI  
2nd NOTI

NIXIE 339 FE 1 0002/29/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34785420399 \*1401-04735-24-45

34785>4203  
33597-7607 F

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0018 OR 1021 PG 786 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: MOORE, DONNA M & DANIEL A (TIC)

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: F30H008

What is the Property Address? 9 WILDERNESS DR, Lake Panasoffkee, FL 33538

When did this case begin? 1/22/20

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?**

CE2020-0018

**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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0018

Name: MOORE, DONNA M & DANIEL A (TIC)

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 02/28/2020 KV	50.00
CNV Inspection 02/10/2020 KV	50.00
Initial Inspection 01/22/2020 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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: 5/7/2020

PARCEL ID: F30H008

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

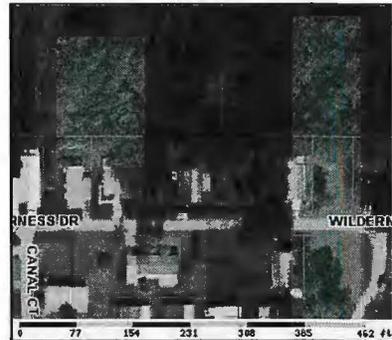
Parcel List Generator	Retrieve Tax Record	Show Bldg Sketch
2019 TRIM (pdf)	GIS Map	Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	MOORE DONNA M & DANIEL A (TIC)		
Site Address	9 WILDERNESS DR, LAKE PANASOFFKEE, FL 33538		
Mail Address	9 WILDERNESS DR, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5020
Year Built	1984	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.		
W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50			

GIS Aerial



**Property & Assessment Values**

Land Value	\$21,250.00
Market Value	\$50,510.00
Assessed Value	\$50,510.00
Total Taxable Value	\$25,000.00
Exemptions	\$25,000
	\$510

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3172/174	WD	I (Q)	\$30,000.00	MOORE DONNA M & DANIEL A
10/2016	3174/743	CD	I (U)	\$0.00	MOORE DONNA M & DANIEL A (TIC)
11/2002	1021/786	WD	I (Q)	\$34,000.00	WILHITE BARRY A & SUZANNAH L
04/2002	969/489	CT	I (U)	\$100.00	AMSOUTH BANK
07/1999	757/273	WD	I (Q)	\$39,000.00	KENDRICK JOE Y & AMANDA N
11/1991	757/272	DC	I (U)	\$100.00	KENDRICK JOE Y & AMANDA N
02/1987	340/526	WD	I (Q)	\$9,000.00	KENDRICK JOE Y & AMANDA N
06/1985	308/542	QC	I (U)	\$100.00	KENDRICK JOE Y & AMANDA N
06/1985	308/543	WD	V (Q)	\$28,000.00	KENDRICK JOE Y & AMANDA N

**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	1984	BAS=924 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5039M)	3.00 Lot	150.00	100.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ( )	1987
2	MISC Flat Value (MISC)	1.00 ( )	1983

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

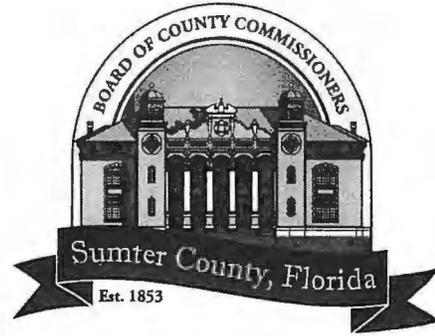
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

**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**

1/23/2020

**File #: CE2020-0018**

DONNA M & DANIEL A (TIC) MOORE  
9 WILDERNESS DR  
LAKE PANASOFFKEE, FL 33538

Dear DONNA M & DANIEL A (TIC) MOORE:

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

Address: 9 WILDERNESS DR, Lake Panasoffkee, FL 33538  
Parcel #: F30H008 Section/Township/Range: 301922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50

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

CE2020-0018

**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 February 10, 2020.

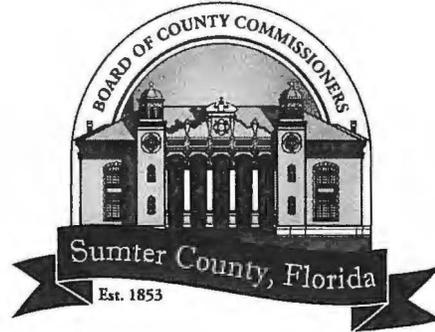
Thank you for your attention in this matter.

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 VIOLATION

2/11/2020

File #: CE2020-0018

DONNA M & DANIEL A (TIC) MOORE  
9 WILDERNESS DR  
LAKE PANASOFFKEE, FL 33538

Dear DONNA M & DANIEL A (TIC) MOORE:

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

Address: 9 WILDERNESS DR, Lake Panasoffkee, FL 33538  
Parcel #: F30H008 Section/Township/Range: 301922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50

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

CE2020-0018

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

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

Failure to correct the above violations before February 28, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

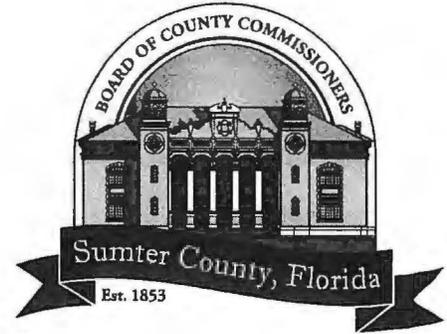
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 1115

# ***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**

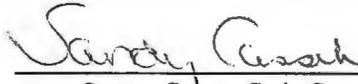
File #: CE2020-0018

MOORE, DONNA M & DANIEL A (TIC)  
9 WILDERNESS DR  
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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/26/2020.

  
\_\_\_\_\_  
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 2631

## **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 #: CE2020-0018

vs.

**MOORE, DONNA M & DANIEL A (TIC) (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):  
CE2020-0018

### **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):

MOORE, DONNA M & DANIEL A (TIC)

3. Location of Violation: 9 WILDERNESS DR, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel#: F30H008 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

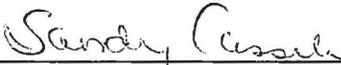
Legal Description (partial):

W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50

5. Date Violation first Observed: 1/22/2020
6. Date Property owner issued notice of violation: 2/11/2020
7. Date of Notice of Violation Inspection: 2/28/2020

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 Thursday, the 26th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# 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

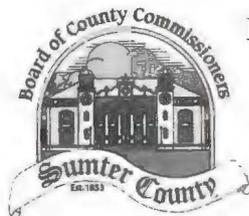
2/11/2020

File #: CE2020-0018

DONNA M & DANIEL A (TIC) MOORE  
9 WILDERNESS DR  
LAKE PANASOFFKEE, FL 33538

Dear DONNA M & DANIEL A (TIC) MOORE:

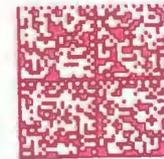
We have requested you to correct the Sumter County Code violations on your property located at:



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



91 7199 9991 7039 6360 1115



U.S. POSTAGE PITNEY BOWES



ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 11 2020

RECEIVED

MAR - 5 2020

Sumter County  
Development Services

NAME \_\_\_\_\_  
1ST NOTICE \_\_\_\_\_  
2ND NOTICE \_\_\_\_\_ 2/13

NIXIE 339 DE 1 0203/02/20

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

BC: 34785420399 \*1301-12606-11-38

3056874507-2A3

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: F30H008

<< 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	MOORE DONNA M & DANIEL A (TIC)		
Site Address	9 WILDERNESS DR, LAKE PANASOFFKEE, FL 33538		
Mail Address	9 WILDERNESS DR, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5020
Year Built	1984	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. W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50		

GIS Aerial



**Property & Assessment Values**

Land Value	\$21,250.00
Market Value	\$50,510.00
Assessed Value	\$50,510.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$510

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2016	3172/174	WD	I (Q)	\$30,000.00	MOORE DONNA M & DANIEL A
10/2016	3174/743	CD	I (U)	\$0.00	MOORE DONNA M & DANIEL A (TIC)
11/2002	1021/786	WD	I (Q)	\$34,000.00	WILHITE BARRY A & SUZANNAH L
04/2002	969/489	CT	I (U)	\$100.00	AMSOUTH BANK
07/1999	757/273	WD	I (Q)	\$39,000.00	KENDRICK JOE Y & AMANDA N
11/1991	757/272	DC	I (U)	\$100.00	KENDRICK JOE Y & AMANDA N
02/1987	340/526	WD	I (Q)	\$9,000.00	KENDRICK JOE Y & AMANDA N
06/1985	308/542	QC	I (U)	\$100.00	KENDRICK JOE Y & AMANDA N
06/1985	308/543	WD	V (Q)	\$28,000.00	KENDRICK JOE Y & AMANDA N

**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	1984	BAS=924 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5039M)	3.00 Lot	150.00	100.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ( )	1987
2	MISC Flat Value (MISC)	1.00 ( )	1983

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

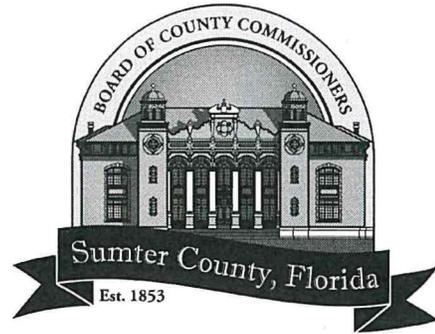
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# 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 #: CE2020-0018

vs.

MOORE, DONNA M & DANIEL A (TIC) (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 9 WILDERNESS DR, Lake Panasoffkee, FL 33538

Section/Township/Range: 301922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

W1/2 OF LOT 7 LOTS 8 & 9 E1/2 LOT 10 RIVERS EDGE ESTATES PLAT BOOK 4 PAGE 50

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

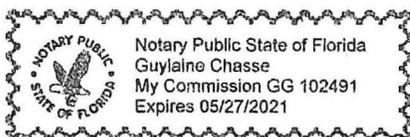
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT

DATED this Tuesday, May 12, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0018

---

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

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0021 OR 727 PG 290 Zoning: R1M

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: GRIGGS, CHALLIE & JENNIFER M (J)

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F30H049

What is the Property Address? 49 WILDERNESS DR, Lake Panasoffkee, FL 33538

When did this case begin? 1/22/20

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?**

CE2020-0021

**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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0021

Name: GRIGGS, CHALLIE & JENNIFER M (J

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 02/28/2020 KV	50.00
CNV Inspection 02/10/2020 KV	50.00
Initial Inspection 01/22/2020 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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: 5/7/2020

PARCEL ID: F30H049

<< 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	GRIGGS CHALLIE & JENNIFER M O		
Site Address	49 WILDERNESS DR, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 117, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5020
Year Built	1981	Tax District	County (1001)
Heated Area	600 (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 49 RIVER'S EDGE ESTATES PLAT BOOK 4PAGE 50			

GIS Aerial



**Property & Assessment Values**

Land Value	\$7,080.00
Market Value	\$26,920.00
Assessed Value	\$21,250.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$21,250 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
01/1999	727/290	WD	I (Q)	\$24,400.00	GRIGGS CHALLIE & JENNIFER M (JTWROS)
10/1992	466/362	QC	I (U)	\$100.00	UNKNOWN
07/1990	727/289	DC	I (U)	\$100.00	UNKNOWN
01/1984	283/190	WD	I (Q)	\$25,500.00	UNKNOWN
08/1981	248/762	WD	V (Q)	\$5,000.00	UNKNOWN

**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	1981	BAS=600 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5039M)	1.00 Lot	67.00	85.00

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

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

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

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



## **COURTESY NOTICE OF VIOLATION**

1/23/2020

File #: **CE2020-0021**

CHALLIE & JENNIFER M (J GRIGGS)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

Dear CHALLIE & JENNIFER M (J GRIGGS):

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

Address: 49 WILDERNESS DR, Lake Panasoffkee, FL 33538  
Parcel #: F30H049 Section/Township/Range: 301922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 49 RIVER' S EDGE ESTATES PLAT BOOK 4PAGE 50

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

CE2020-0021

### **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 February 10, 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 VIOLATION

2/11/2020

File #: CE2020-0021

CHALLIE & JENNIFER M (J GRIGGS)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

Dear CHALLIE & JENNIFER M (J GRIGGS):

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

Address: 49 WILDERNESS DR, Lake Panasoffkee, FL 33538  
Parcel #: F30H049 Section/Township/Range: 301922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 49 RIVER' S EDGE ESTATES PLAT BOOK 4PAGE 50

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

CE2020-0021

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

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

Failure to correct the above violations before February 28, 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 1122

**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**

2/11/2020

File #: CE2020-0021

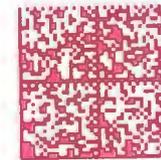
CHALLIE & JENNIFER M (J GRIGGS)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

Dear CHALLIE & JENNIFER M (J GRIGGS):

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



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



U.S. POSTAGE  PITNEY BOWES  
ZIP 34785 \$ 000.50<sup>0</sup>  
02 4W  
0000363839 FEB 11 2020

*UTF*

RECEIVED

FEB 20 2020

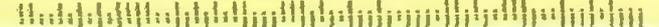
Sumter County  
Development Services

NIXIE 339 FE 1 0002/15/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF BC. 34785420340 \*1301-12598-11-38

30536808174203



# 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

2/11/2020

File #: CE2020-0021

CHALLIE & JENNIFER M (J GRIGGS)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

Dear CHALLIE & JENNIFER M (J GRIGGS):

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

**CERTIFIED MAIL**



Board of County Commis  
Sumter County, Florida  
Development Services Depart  
7375 Powell Road Suite 1  
Wildwood, Florida 3478:



91 7199 9991 7039 6360 1122



U.S. POSTAGE >>> PITNEY BOWES  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 FEB 11 2020

RECEIVED

FEB 20 2020

Sumter County NAME  
Development Services

1ST NOTICE  
2ND NOTICE

NIXIE 339 FE 1 0002/15/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 34785420399 \*1301-12607-11-38

3353801174 2300

**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**

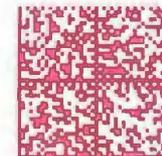
File #: CE2020-0021

GRIGGS, CHALLIE & JENNIFER M (J)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

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 Board of County Commissioners on ~~April 23, 2020 at 10:00 AM~~ at ~~7375 Powell Road, Suite 200, Wildwood, Florida 34785~~.



**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 \$ 000.50<sup>0</sup>  
02 4W  
0000363839 MAR 31 2020

RECEIVED

APR -7 2020

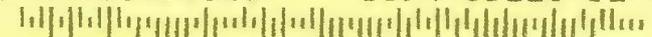
Sumter County  
Development Services

NIXIE 339 FE 1 0004/04/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34785420340 \*2974-05110-31-42

335380117 00  
347854203



# 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 #: CE2020-0021  
GRIGGS, CHALLIE & JENNIFER M (J)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

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

CERTIFIED MAIL



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



91 7199 9991 7039 6360 2655



U.S. MAIL PITNEY BOWES  
ZIP 34785 \$ 005.75<sup>0</sup>  
02 4W  
0000363839 MAR 31 2020

RECEIVED

APR -9 2020

NAME \_\_\_\_\_  
1ST NOTICE 4/12/20  
2ND NOTICE

Sumter County  
Development Services

NIXIE 339 FE 1 0004/05/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34785420399 \*2974-05133-31-42

347854203  
335380117 BC

# 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

1/23/2020

File #: CE2020-0021

CHALLIE & JENNIFER M (J GRIGGS)  
PO BOX 117  
LAKE PANASOFFKEE, FL 33538-0117

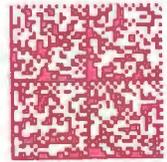
Dear CHALLIE & JENNIFER M (J GRIGGS):

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

Address: 40 WILDERNESS DR, Lake Panasoffkee, FL 33538



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



U.S. POSTAGE



ZIP 34785 \$  
02 4W  
0000363839

**RECEIVED**

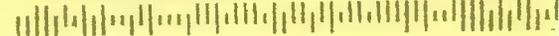
**JAN 31 2020**

**Sumter County  
Development Services**

IXIE 339 FE 1 0001/

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34785420340 \*1201-01651-



34785 > 4203  
33538 0117 0002

Date Produced: 02/24/2020

SUMTER COUNTY BOCC: CE2020-0021

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1122. Our records indicate that this item was delivered on 02/19/2020 at 01:14 p.m. in WILDWOOD, FL 34785. The scanned image of the recipient information is provided below.

Signature of Recipient :

Brittany Bedgood  
Brittany Bedgood

Address of Recipient :

7375 Howell Rd

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

RECEIVED

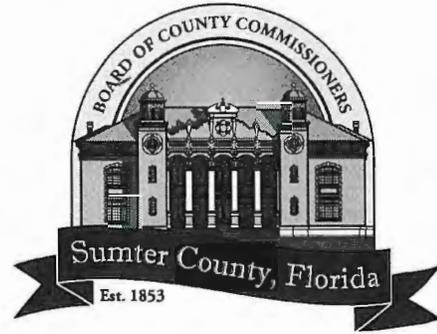
FEB 27 2020

Sumter County  
Development Services

Customer Reference Number: 0363839 33525106code

# 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 #: CE2020-0021

vs.

GRIGGS, CHALLIE & JENNIFER M (J (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 49 WILDERNESS DR, Lake Panasoffkee, FL 33538

Section/Township/Range: 301922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 49 RIVER' S EDGE ESTATES PLAT BOOK 4PAGE 50

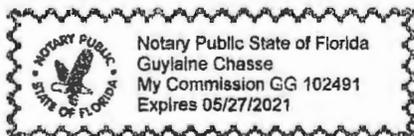
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

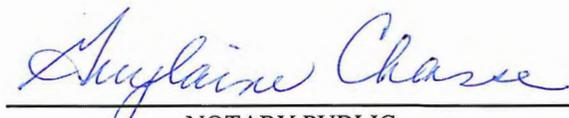
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0021

---

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

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0022 OR 520 PG 129 Zoning: R4C

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: STIMPSON, JAMES L & DENISE L

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/13/20

What is the General Location of this property? Bushnell Parcel #: M23A905

What is the Property Address? 7580 CR 627, Bushnell, FL 33513

When did this case begin? 1/23/20

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?**

CE2020-0022

**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.

CE2020-0022

**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 5/13/2020

When was the last time you visited the property? 5/13/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 14, 2020

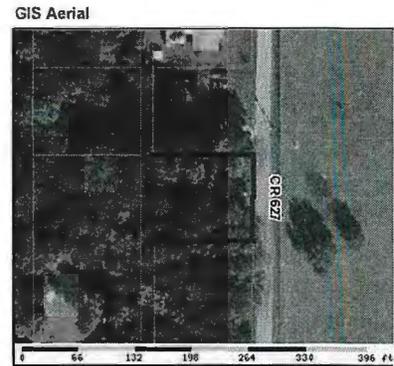
Case: CE2020-0022

Name: STIMPSON, JAMES L & DENISE L

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/13/2020 KV	50.00
NOV Inspection 03/03/2020 KV	50.00
CNV Inspection 02/11/2020 KV	50.00
Initial Inspection 01/23/2020 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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).

<b>Sumter County Property Appraiser</b> updated: 5/7/2020		<b>2019 Certified Values</b>			
PARCEL ID: M23A905		<a href="#">Parcel List Generator</a>   <a href="#">Retrieve Tax Record</a>   <a href="#">Show Bldg Sketch</a> <a href="#">2019 TRIM (pdf)</a>   <a href="#">GIS Map</a>   <a href="#">Print</a>			
<< Next Lower Parcel   Next Higher Parcel >>		Result: 1 of 1			
<b>Owner &amp; Property Info</b>					
Owner's Name	STIMPSON JAMES L & DENISE L				
Site Address	7580 CR 627, BUSHNELL, FL 33513				
Mail Address	7580 CR 627, BUSHNELL, FL 33513				
Use Desc. (code)	SINGLE FAMILY (00100)				
Sec/Twp/Rng	23/21/21	Neighborhood	7001		
Year Built	1994	Tax District	County (1001)		
Heated Area	960 (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 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2					
<b>Property &amp; Assessment Values</b>					
Land Value	\$4,430.00				
Market Value	\$129,090.00				
Assessed Value	\$49,790.00				
Total Taxable Value	\$24,790.00				
Exemptions	01 - Homestead 02 - Additional Homestead	\$25,000 \$0			
<b>Sales History</b>					
<a href="#">Show Similar Sales in 1/2 mile radius</a>					
Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/1994	520/129	WD	I (Q)	\$48,300.00	STIMPSON JAMES L & DENISE L
03/1992	451/246	WD	V (Q)	\$3,500.00	UNKNOWN
<b>Building Characteristics</b>					
#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1994	BAS=960 SF   GAR=173 SF
Note: All S.F. calculations are based on exterior building dimensions.					
<b>Land Breakdown</b>					
#	Land Use	Land Units	Frontage	Depth	
1	Bushnell Highland (7009R)	1.00 Lot			
<b>Misc Features</b>					
#	Description (code)	Units (dlms)	Eff. Year		
			NONE		
Sumter County Property Appraiser - Roll Year: 2019				updated: 5/7/2020	
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.

# **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**

1/24/2020

**File #: CE2020-0022**

JAMES L & DENISE L STIMPSON  
7580 CR 627  
BUSHNELL, FL 33513-8522

Dear JAMES L & DENISE L STIMPSON:

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

Address: 7580 CR 627, Bushnell, FL 33513  
Parcel #: M23A905 Section/Township/Range: 232121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2

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

CE2020-0022

### **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.

CE2020-0022

### **6-104.(5) NUISANCES-GRASS**

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

CE2020-0022

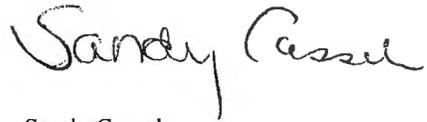
### **E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES**

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 February 11, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in black ink that reads "Sandy Cassel". The signature is written in a cursive style with a large initial 'S' and a long, sweeping tail on the 'l'.

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 VIOLATION

2/12/2020

File #: CE2020-0022

JAMES L & DENISE L STIMPSON  
7580 CR 627  
BUSHNELL, FL 33513-8522

Dear JAMES L & DENISE L STIMPSON:

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

Address: 7580 CR 627, Bushnell, FL 33513  
Parcel #: M23A905 Section/Township/Range: 232121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2

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

CE2020-0022

### 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.

CE2020-0022

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

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

Failure to correct the above violations before March 02, 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 1078

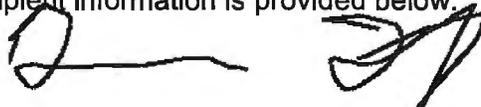
Date Produced: 02/17/2020

SUMTER COUNTY BOCC:

EA000-0022

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 1078. Our records indicate that this item was delivered on 02/14/2020 at 11:01 a.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :

  
Denise Stimpert

Address of Recipient :

758A  
L 27

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

### Sumter County Property Appraiser

updated: 5/7/2020  
**PARCEL ID: M23A905**  
 << 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	STIMPSON JAMES L & DENISE L		
Site Address	7580 CR 627, BUSHNELL, FL 33513		
Mail Address	7580 CR 627, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	23/21/21	Neighborhood	7001
Year Built	1994	Tax District	County (1001)
Heated Area	960 (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 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2			

#### Property & Assessment Values

Land Value	\$4,430.00
Market Value	\$129,090.00
Assessed Value	\$49,790.00
Total Taxable Value	\$24,790.00
Exemptions	\$25,000
01 - Homestead	
02 - Additional Homestead	
\$0	

#### Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/1994	520/129	WD	I (Q)	\$48,300.00	STIMPSON JAMES L & DENISE L
03/1992	451/246	WD	V (Q)	\$3,500.00	UNKNOWN

#### Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1994	BAS=960 SF   GAR=173 SF

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

#### Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Highland (7009R)	1.00 Lot		

#### Misc Features

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

GIS Aerial

Sumter County Property Appraiser - Roll Year: 2019

Result: 1 of 1

updated: 5/7/2020

**DISCLAIMER**

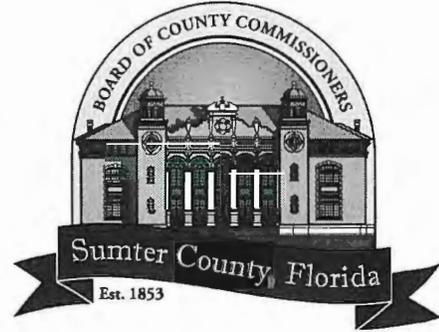
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

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

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



**COUNTY OF SUMTER (Petitioner)**

File #: CE2020-0022

vs.

STIMPSON, JAMES L & DENISE L (Respondent)

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Wednesday, May 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7580 CR 627, Bushnell, FL 33513

Section/Township/Range: 232121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2

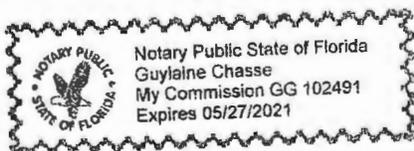
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Wednesday, May 13, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 13th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

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HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0022

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

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

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



## **NOTICE OF HEARING**

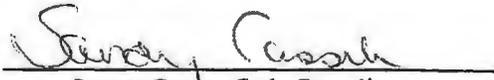
File #: CE2020-0022

STIMPSON, JAMES L & DENISE L  
7580 CR 627  
BUSHNELL, FL 33513-8522

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
\_\_\_\_\_  
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 2662

## **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 #: CE2020-0022

vs.

**STIMPSON, JAMES L & DENISE L (Respondent)**

cc:

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

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

1. **Violation of Code(s):**

CE2020-0022

**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.

CE2020-0022

**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):**

STIMPSON, JAMES L & DENISE L

3. **Location of Violation:** 7580 CR 627, Bushnell, FL 33513

4. **Legal Description of Property where violation exists:**

Parcel #: M23A905 Section/Township/Range: 232121

Subdivision: Tract:

Block: Lot(s):

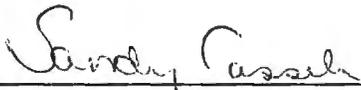
Legal Description (partial):

LOT 5 BLK 9 BUSHNELL HIGHLAND PB 3 PG 2

5. Date Violation first Observed: 1/23/2020
6. Date Property owner issued notice of violation: 2/12/2020
7. Date of Notice of Violation Inspection: 3/3/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0023 OR 2012 PG 242 Zoning: R4C

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: TAYLOR, SHANE A

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/13/20

What is the General Location of this property? Bushnell Parcel #: M23A904

What is the Property Address? 7560 CR 627, Bushnell, FL 33513

When did this case begin? 1/23/20

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?**

CE2020-0023

**6-104.(4) NUISANCES-INOPERABLE**

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CE2020-0023

**6-104.(5) NUISANCES-GRASS**

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

CE2020-0023

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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 5/13/2020

When was the last time you visited the property? 5/13/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 14, 2020

Case: CE2020-0023

Name: TAYLOR, SHANE A

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/13/2020 KV	50.00
NOV Inspection 03/03/2020 KV	50.00
CNV Inspection 02/11/2020 KV	50.00
Initial Inspection 01/23/2020 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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: 5/7/2020

PARCEL ID: M23A904

<< 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	TAYLOR SHANE A		
Site Address	7560 CR 627, BUSHNELL, FL 33513		
Mail Address	7560 CR 627, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	23/21/21	Neighborhood	7001
Year Built	1986	Tax District	County (1001)
Heated Area	1225 (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 4 BLOCK 9 BUSHNELL HIGHLANDS PB 3 PG 2			

GIS Aerial



**Property & Assessment Values**

Land Value	\$3,450.00
Market Value	\$109,580.00
Assessed Value	\$71,730.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$21,730

**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
11/2009	2139/630	WD	I (U)	\$58,100.00	TAYLOR SHANE A
09/2009	2115/25	WD	I (Q)	\$33,600.00	COSEO PROPERTIES INC
11/2008	2012/242	CT	I (U)	\$0.00	FEDERAL NATIONAL MORTGAGE
07/2006	1624/644	WD	I (Q)	\$159,000.00	FINCHUM JOSEPH E & DANIELLE
06/2005	1386/310	WD	I (Q)	\$98,000.00	PARISOE JEDIDIAH DANIEL
02/2003	1052/213	QC	I (U)	\$100.00	HOOTEN TIMOTHY D & BRIDGET
06/1999	750/769	WD	I (Q)	\$47,700.00	HOOTEN TIMOTHY D & BRIDGET
01/1900	0/0		I (U)		PETERMAN GLENN & VIRGINIA

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Wall Type 3	1986	BAS=1225 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Highland (7001R)	1.00 Lot		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UT0)	1.00 ( )	1986
2	MISC Flat Value (MISC)	1.00 ( )	1988
3	Utility (UT0)	1.00 ( )	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# ***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**

1/24/2020

**File #: CE2020-0023**

SHANE A TAYLOR  
7560 CR 627  
1900  
BUSHNELL, FL 33513

Dear SHANE A TAYLOR:

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

Address: 7560 CR 627, Bushnell, FL 33513  
Parcel #: M23A904 Section/Township/Range: 232121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 4 BLOCK 9 BUSHNELL HIGHLANDS PB 3 PG 2

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

CE2020-0023

### **6-104.(4) NUISANCES-INOPERABLE**

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CE2020-0023

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CE2020-0023

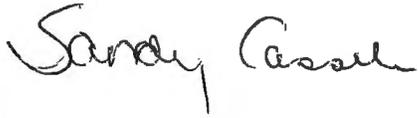
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You are being notified a violation exists on your property and your next inspection will be February 11, 2020.

Thank you for your attention in this matter.

Sincerely,

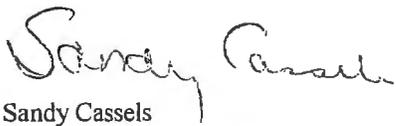
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name and title.

Sandy Cassels  
Development Technician



Failure to correct the above violations before March 02, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

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

Sandy Cassels

Development Technician

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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## **NOTICE OF HEARING**

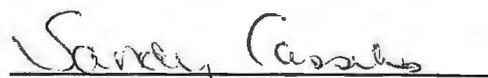
File #: CE2020-0023

TAYLOR, SHANE A  
7560 CR 627  
1900  
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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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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 3/30/2020.

  
\_\_\_\_\_  
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.

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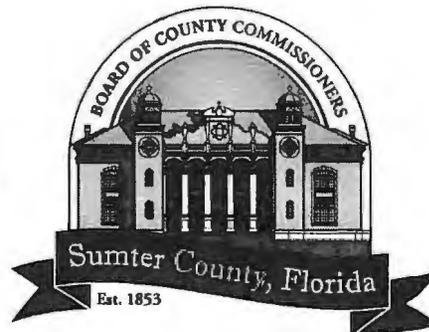
91 7199 9991 7039 6360 2679

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**COUNTY OF SUMTER (Petitioner)**

File #: CE2020-0023

vs.

TAYLOR, SHANE A (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):  
CE2020-0023

### **6-104.(4) NUISANCES-INOPERABLE**

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2. Property Owner(s):

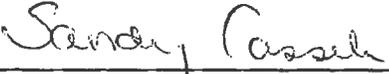
TAYLOR, SHANE A

7560 CR 627, 1900, BUSHNELL, FL 33513

3. Location of Violation: 7560 CR 627, Bushnell, FL 33513
  
4. Legal Description of Property where violation exists:  
Parcel #: M23A904 Section/Township/Range: 232121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 4 BLOCK 9 BUSHNELL HIGHLANDS PB 3 PG 2
  
5. Date Violation first Observed: 1/23/2020
  
6. Date Property owner issued notice of violation: 2/12/2020
  
7. Date of Notice of Violation Inspection: 3/3/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0023

---

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

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

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**COUNTY OF SUMTER (Petitioner)**

File #: CE2020-0023

vs.

TAYLOR, SHANE A (Respondent)

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Wednesday, May 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7560 CR 627, Bushnell, FL 33513

Section/Township/Range: 232121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 4 BLOCK 9 BUSHNELL HIGHLANDS PB 3 PG 2

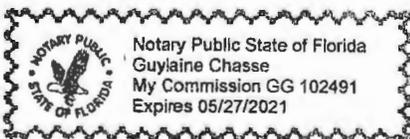
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Wednesday, May 13, 2020.

  
\_\_\_\_\_  
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 13th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0030 OR 1154 PG 558 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: SUGGS, DEBORAH J & COMMERCIAL C

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? RUTLAND Parcel #: E02-011

What is the Property Address? 7675 NW 44TH BLVD, Lake Panasoffkee, FL 33538

When did this case begin? 1/23/20

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?**

CE2020-0030

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

CE2020-0030

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0030

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.

CE2020-0030

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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0030

Name: SUGGS, DEBORAH J & COMMERCIAL C

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/06/2020 KV	50.00
CNV Inspection 02/12/2020 KV	50.00
Initial Inspection 01/23/2020 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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: 5/7/2020

PARCEL ID: E02-011

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

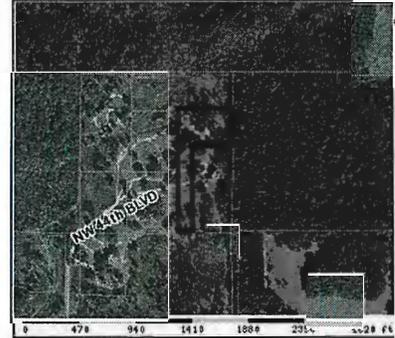
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch  
 2019 TRIM (pdf) | GIS Map | Print

Result 1 of 1

**Owner & Property Info**

Owner's Name	SUGGS DEBORAH J & COMMERCIAL C		
Site Address	7675 NW 44TH BLVD, LAKE PANASOFFKEE, FL 33538		
Mail Address	3411 N 19A, MT DORA, FL 32757		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	02/19/21	Neighborhood	1002
Year Built	2002	Tax District	County (1001)
Heated Area	7844 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 6 UNRECD SUBD WITH LEGAL OF COMM AT SW COR OF SW 1/4 OF NE 1/4 RUN E 847.74 FT TO POB N 1026.07 FT E 423.53 FT S 318.09 FT W 306.77 FT S 709.98 FT W 117 FT TO POB			

GIS Aerial



**Property & Assessment Values**

Land Value	\$38,800.00
Market Value	\$674,580.00
Assessed Value	\$674,580.00
Total Taxable Value	\$674,580.00
Exemptions	None \$0.00

Show Similar Sales in 1/2 mile radius

**Sales History**

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2018	3480/553	QC	I (U)	\$100.00	SUGGS DEBORAH J & COMMERCIAL CAPITAL FINANCE
12/2015	3046/610	WD	I (U)	\$0.00	SUGGS DANNY J & DEBORAH J
09/2008	2314/217	WD	I (U)	\$100.00	SUGGS GARY D & AMBER M &
09/2008	2367/92	CD	I (U)	\$100.00	SUGGS GARY D & AMBER M &
09/2008	2449/678	CD	I (U)	\$100.00	SUGGS GARY D & AMBER M & SUGGS DANNY J & SUGGS DEBORAH J (TIC)
12/2003	1154/558	WD	V (U)	\$100.00	SUGGS GARY D & AMBER
06/2003	1083/146	QC	V (U)	\$100.00	SUGGS GARY D & AMBER
06/2003	1083/148	QC	V (U)	\$100.00	SUGGS GARY D & AMBER
06/2003	1083/150	WD	V (U)	\$100.00	KRUEGER JOSEPH M &
01/1998	671/706	WD	V (U)	\$100.00	SUGGS GARY D & AMBER

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 650 (R65)	Wall Type 3	2002	3RD=3456 SF   BAS=480 SF   BBG=2822 SF   OB1=416 SF   TWO=833 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage 4-7.9 AC (D104R)	4.85 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Screened Porch 4 (SP4)	1.00 (40.00 x 11.00)	2010
2	Screen Encl 2 Alum (SEN2)	1.00 (47.00 x 30.00)	2010
3	Vill-Pool or Spa Pkg (POL4)	1.00 (24.00 x 14.00)	2010

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

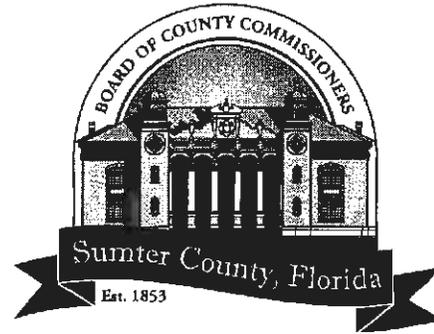
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 889-4401  
Website: <http://sumtercountyfl.gov>



## **COURTESY NOTICE OF VIOLATION**

1/27/2020

**File #: CE2020-0030**

DEBORAH J & COMMERCIAL C SUGGS  
3411 N 19A  
MT DORA, FL 32757

Dear DEBORAH J & COMMERCIAL C SUGGS:

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

Address: 7675 NW 44TH BLVD, Lake Panasoffkee, FL 33538

Parcel #: E02-011 Section/Township/Range: 21921

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 6 UNRECD SUBD WITH LEGAL OF COMM AT SW COR OF SW 1/4 OF NE 1/4 RUN E 847.74 FT TO  
POB N 1028.07 FT E 423.53 FT S 318.09 FT W 306.77 FT S 709.98 FT W 117 FT TO POB

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

CE2020-0030

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

CE2020-0030

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0030

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.

CE2020-0030

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

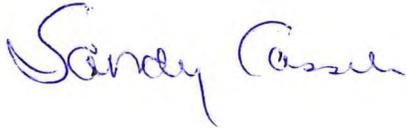
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property, for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall 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 February 11, 2020.

Thank you for your attention in this matter.

Sincerely,

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

Sandy Cassels  
Development Technician

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

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



## **NOTICE OF VIOLATION**

2/13/2020

**File #: CE2020-0030**

**DEBORAH J & COMMERCIAL C SUGGS**  
3411 N 19A  
MT DORA, FL 32757

Dear DEBORAH J & COMMERCIAL C SUGGS:

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

Address: 7675 NW 44TH BLVD, Lake Panasoffkee, FL 33538  
Parcel #: E02-011 Section/Township/Range: 21921  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 6 UNRECD SUBD WITH LEGAL OF COMM AT SW COR OF SW 1/4 OF NE 1/4 RUN E 847.74 FT TO  
POB N 1028.07 FT E 423.53 FT S 318.09 FT W 306.77 FT S 709.98 FT W 117 FT TO POB

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

**CE2020-0030**

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

**CE2020-0030**

2009 I.P.M.C.

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**CE2020-0030**

**6-104.(4) NUISANCES-INOPERABLE**

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**CE2020-0030**

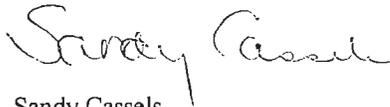
91 7199 9991 7039 6360 1030

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

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Failure to correct the above violations before March 03, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels".

Sandy Cassels

Development Technician

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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## **NOTICE OF HEARING**

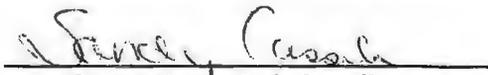
File #: CE2020-0030

SUGGS, DEBORAH J & COMMERCIAL C  
3411 N 19A  
MT DORA, FL 32757

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
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 2693

## 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 #: CE2020-0030

vs.

**SUGGS, DEBORAH J & COMMERCIAL 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):**

CE2020-0030

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

CE2020-0030

2009 I.P.M.C.

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CE2020-0030

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CE2020-0030

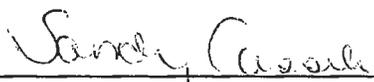
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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2. Property Owner(s):  
SUGGS, DEBORAH J & COMMERCIAL C
  
3. Location of Violation: 7675 NW 44TH BLVD, Lake Panasoffkee, FL 33538
  
4. Legal Description of Property where violation exists:  
Parcel #: E02-011                      Section/Township/Range: 21921  
Subdivision:    Tract:  
Block:    Lot(s):  
Legal Description (partial):  
LOT 6 UNRECD SUBD WITH LEGAL OF COMM AT SW COR OF SW 1/4 OF NE 1/4 RUN E 847.74 FT TO POB N  
1028.07 FT E 423.53 FT S 318.09 FT W 306.77 FT S 709.98 FT W 117 FT TO POB
  
5. Date Violation first Observed:                      1/23/2020
  
6. Date Property owner issued notice of violation:      2/13/2020
  
7. Date of Notice of Violation Inspection:              3/6/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

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HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0030

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

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0030

vs.

SUGGS, DEBORAH J & COMMERCIAL C (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7675 NW 44TH BLVD, Lake Panasoffkee, FL 33538

Section/Township/Range: 21921

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 6 UNRECD SUBD WITH LEGAL OF COMM AT SW COR OF SW 1/4 OF NE 1/4 RUN E 847.74 FT TO POB N 1028.07 FT E 423.53 FT S 318.09 FT W 306.77 FT S 709.98 FT W 117 FT TO POB

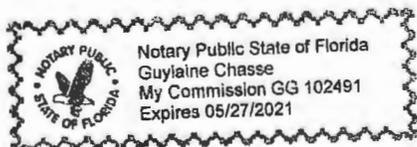
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0032 OR 1561 PG 305 Zoning: R6M

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: WILSON, DAVID & LINDA

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/13/20

What is the General Location of this property? Nobleton Parcel #: M06B035

What is the Property Address? 8779 CR 624A, Bushnell, FL 33513

When did this case begin? 1/29/20

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?**

CE2020-0032  
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 5/13/2020

When was the last time you visited the property? 5/13/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 14, 2020

Case: CE2020-0032

Name: WILSON, DAVID & LINDA

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/13/2020 KV	50.00
NOV Inspection 03/13/2020 KV	50.00
CNV Inspection 02/25/2020 KV	50.00
Initial Inspection 01/29/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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: 5/7/2020

PARCEL ID: M06B035

<< 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	WILSON DAVID & LINDA		
Site Address	8779 CR 624A, BUSHNELL, FL 33513		
Mail Address	8779 CR 624A, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	06/21/21	Neighborhood	4521
Year Built	2017	Tax District	County (1001)
Heated Area	840 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THAT LOT KNOWN AS LOT 35 JAMES LOVETT UNREC SUBD AS DESC IN OR 154 PG 303			

GIS Aerial



**Property & Assessment Values**

Land Value	\$4,430.00
Market Value	\$30,110.00
Assessed Value	\$27,090.00
Total Taxable Value	\$2,090.00
Exemptions	01 - Homestead \$25,000 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
10/2016	3189/123	WD	I (Q)	\$20,000.00	WILSON DAVID & LINDA
08/2016	3138/110	CP	I (U)	\$0.00	TORCHYNOWYCZ JANICE ETAL
03/2015	3104/406	CP	I (U)	\$0.00	OBITTS RICHARD LEE
07/2014	3189/122	DC	I (U)	\$0.00	JAMES GERALDINE S ESTATE OF
04/2006	1561/305	WD	I (U)	\$100.00	JAMES GERALDINE S & RICHARD LEE OBITTS (JTWROS)
01/1995	540/313	WD	V (Q)	\$3,000.00	JAMES GERALDINE S
06/1974	154/303	WD	I (U)	\$2,250.00	JAMES GERALDINE S

**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	2017	BAS=840 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Nableton (4510M)	1.00 Lot		

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# ***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**

1/31/2020

**File #: CE2020-0032**

DAVID & LINDA WILSON  
8779 CR 624A  
BUSHNELL, FL 33513

Dear DAVID & LINDA WILSON:

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

Address: 8779 CR 624A, Bushnell, FL 33513  
Parcel #: M06B035 Section/Township/Range: 62121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
THAT LOT KNOWN AS LOT 35 JAMES LOVETT UNREC SUBD AS DESC IN OR 154 PG 303

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

CE2020-0032

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 February 17, 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 VIOLATION**

2/26/2020

**File #: CE2020-0032**

DAVID & LINDA WILSON  
8779 CR 624A  
BUSHNELL, FL 33513

Dear DAVID & LINDA WILSON:

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

Address: 8779 CR 624A, Bushnell, FL 33513  
Parcel #: M06B035 Section/Township/Range: 62121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
THAT LOT KNOWN AS LOT 35 JAMES LOVETT UNREC SUBD AS DESC IN OR 154 PG 303

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

CE2020-0032

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 March 13, 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 1955

# ***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**

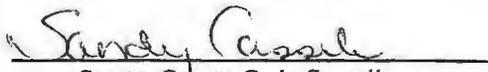
File #: CE2020-0032

WILSON, DAVID & LINDA  
8779 CR 624A  
BUSHNELL, FL 33513

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
\_\_\_\_\_  
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 2716

## **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 #: CE2020-0032

vs.

**WILSON, DAVID & LINDA (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):

CE2020-0032

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):

WILSON, DAVID & LINDA

3. Location of Violation: 8779 CR 624A, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M06B035 Section/Township/Range: 62121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THAT LOT KNOWN AS LOT 35 JAMES LOVETT UNREC SUBD AS DESC IN OR 154 PG 303

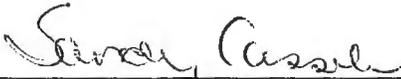
5. Date Violation first Observed: 1/29/2020

6. Date Property owner issued notice of violation: 2/26/2020

7. Date of Notice of Violation Inspection: 3/13/2020

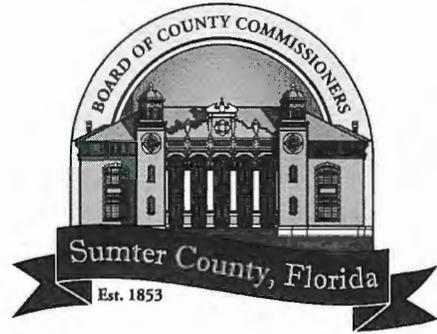
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

**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 #: CE2020-0032

vs.

WILSON, DAVID & LINDA (Respondent)

cc:

**AFFIDAVIT PROOF OF NOTICE**

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Wednesday, May 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8779 CR 624A, Bushnell, FL 33513

Section/Township/Range: 62121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THAT LOT KNOWN AS LOT 35 JAMES LOVETT UNREC SUBD AS DESC IN OR 154 PG 303

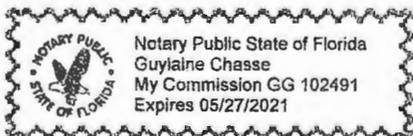
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Wednesday, May 13, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 13th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0032

---

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0041

Name: BRAY, JIMMY L & TAMIE B

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/10/2020 KV	50.00
CNV Inspection 02/20/2020 KV	50.00
Initial Inspection 02/03/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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 #: CE2020-0041 OR 1744 PG 84 Zoning: R6C

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: BRAY, JIMMY L & TAMIE B

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? Lake Panasoffkee Parcel #: J16A062

What is the Property Address? 75 CR 491 S, Lake Panasoffkee, FL 33538

When did this case begin? 2/3/20

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?**

CE2020-0041

**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.

CE2020-0041

**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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: J16A062

<< 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	BRAY JIMMY L & TAMIE B		
Site Address	75 CR 491S, LAKE PANASOFFKEE, FL 33538		
Mail Address	75 CR 491S, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	16/20/22	Neighborhood	5066
Year Built	1976	Tax District	County (1001)
Heated Area	896 (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 1 & 2 BLK 4 LAKEVIEW TERRACE PB 2 PG 30			

GIS Aerial



**Property & Assessment Values**

Land Value	\$6,310.00
Market Value	\$110,200.00
Assessed Value	\$84,780.00
Total Taxable Value	\$84,780.00
Exemptions	None \$0.00

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2014	2816/142	WD	V (U)	\$50,000.00	BRAY JIMMY L & TAMIE B
02/2014	2741/71	CT	I (U)	\$100.00	U S BANK NATIONAL ASSOC
03/2007	1744/083	WD	I (U)	\$50,000.00	GERALDS EDWARD & CORINIA
03/2007	1744/084	WD	I (U)	\$50,000.00	MOLLETT JEFFREY & THOMPSON
02/2007	1744/082	QC	I (U)	\$100.00	GERALDS EDWARD & CORINIA
09/2001	909/788	WD	I (U)	\$0.00	GERALDS EDWARD & CORINIA
02/2001	859/398	WD	I (U)	\$70,000.00	GERALDS EDWARD & CORINIA
08/2000	826/398	QC	I (U)	\$0.00	WEAVER GRACE E & WILLIAM H
07/2000	816/491	QC	I (U)	\$0.00	BRANTLEY GLADYS ESTATE OF
03/1990	406/671	WD	I (U)	\$0.00	BRANTLEY GLADYS
02/1981	241/594	WD	I (U)	\$5,000.00	BRANTLEY GLADYS
01/1978	195/643	WD	I (U)	\$100.00	BRANTLEY GLADYS
03/1975	162/78	WD	I (U)	\$600.00	BRANTLEY GLADYS

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1976	BAS=896 SF   OP=58 SF   PC=84 SF   SP=86 SF   UTL=56 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5001R)	95.00 Front Feet	95.00	145.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
3	Carpport/Open Porch 0 (PC0)	1.00 (')	1967
4	Utility 2 (UT2)	1.00 (28.00 x 19.00)	2012

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# 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

2/21/2020

File #: CE2020-0041

JIMMY L & TAMIE B BRAY  
75 CR 491S  
LAKE PANASOFFKEE, FL 33538

Dear JIMMY L & TAMIE B BRAY:

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

Address: 75 CR 491 S, Lake Panasoffkee, FL 33538  
Parcel #: J16A062 Section/Township/Range: 162022  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 1 & 2 BLK 4 LAKEVIEW TERRACE PB 2 PG 30

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

CE2020-0041

### 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.

CE2020-0041

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

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

Failure to correct the above violations before March 10, 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 1818

# ***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**

2/5/2020

File #: **CE2020-0041**

JIMMY L & TAMIE B BRAY  
75 CR 491S  
LAKE PANASOFFKEE, FL 33538

Dear JIMMY L & TAMIE B BRAY:

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

Address: 75 CR 491 S, Lake Panasoffkee, FL 33538  
Parcel #: J16A062 Section/Township/Range: 162022  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 1 & 2 BLK 4 LAKEVIEW TERRACE PB 2 PG 30

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

CE2020-0041

### **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.

CE2020-0041

### **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 February 20, 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**

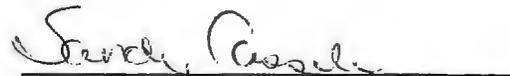
File #: CE2020-0041

BRAY, JIMMY L & TAMIE B  
75 CR 491S  
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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
\_\_\_\_\_  
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 2730

## **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 #: CE2020-0041

vs.

**BRAY, JIMMY L & TAMIE B (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):**

CE2020-0041

**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.

CE2020-0041

**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):**

BRAY, JIMMY L & TAMIE B

3. **Location of Violation:** 75 CR 491 S, Lake Panasoffkee, FL 33538

4. **Legal Description of Property where violation exists:**

Parcel #: J16A062 Section/Township/Range: 162022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 1 & 2 BLK 4 LAKEVIEW TERRACE PB 2 PG 30

5. Date Violation first Observed: 2/3/2020
6. Date Property owner issued notice of violation: 2/21/2020
7. Date of Notice of Violation Inspection: 3/10/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0041

---

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

# Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0041

vs.

BRAY, JIMMY L & TAMIE B (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 75 CR 491 S, Lake Panasoffkee, FL 33538

Section/Township/Range: 162022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 1 & 2 BLK 4 LAKEVIEW TERRACE PB 2 PG 30

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

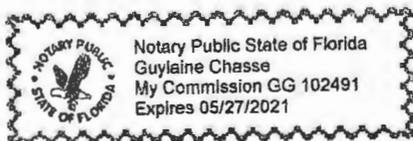
That a copy of the Request for Hearing has been sent certified, return receipt mail.

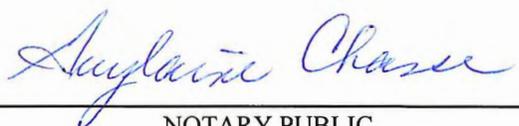
FURTHER AFFIANT SAYETH NOT

DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0042 OR 472 PG 353 Zoning: R4M

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: VILLALOBOS, KARYANN

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? WILDWOOD Parcel #: D30A287

What is the Property Address? 3646 CR 230, Wildwood, FL 34785

When did this case begin? 2/4/20

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?**

CE2020-0042

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.

(1/30/2020 3:22 PM SCO)

BD2018-01016

ME2019-01438

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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0042

Name: VILLALOBOS, KARYANN

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/11/2020 KV	50.00
CNV Inspection 02/21/2020 KV	50.00
Initial Inspection 02/04/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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: 5/7/2020

PARCEL ID: D30A287

<< 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	VILLALOBOS KARYANN		
Site Address	3646 CR 230, WILDWOOD, FL 34785		
Mail Address	731 ARBOR POINTE AVE, MINNEOLA, FL 34715		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	30/18/23	Neighborhood	1050
Year Built	1950	Tax District	County (1001)
Heated Area	1344 (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 27 28 29 30 & 31 BLK J MORELAND PARK SUBD PLAT BOOK 2 PAGES 25-26			

GIS Aerial



**Property & Assessment Values**

Land Value	\$7,310.00
Market Value	\$44,910.00
Assessed Value	\$26,180.00
Total Taxable Value	\$26,180.00
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
04/2018	3404/512	QC	I (U)	\$100.00	VILLALOBOS KARYANN
06/2016	3116/550	WD	I (Q)	\$18,000.00	4 Z GIRLS PROPERTIES INC
12/1992	472/353	WD	I (Q)	\$29,900.00	ROGERS STEPHEN J
12/1984	299/246	WD	I (Q)	\$25,000.00	UNKNOWN
03/1972	127/187	WD	I (Q)	\$5,000.00	UNKNOWN
12/1970	114/808	AA	I (U)	\$2,000.00	UNKNOWN
11/1970	126/438	WD	I (Q)	\$2,000.00	UNKNOWN
07/1969	103/512	WD	V (U)	\$100.00	UNKNOWN
07/1969	103/513	WD	V (U)	\$100.00	UNKNOWN
07/1969	103/514	WD	V (U)	\$600.00	UNKNOWN

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Wall Type 3	1950	BAS=1344 SF   CP=9 SF   CPU=32 SF   PC=24 SF   UTL=18 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Moreland Park (2124R)	125.00 Front Feet	125.00	150.00

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

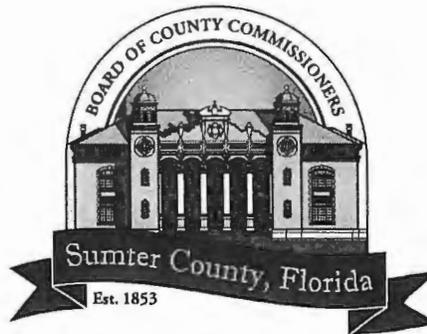
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

2/24/2020

**File #: CE2020-0042**

KARYANN VILLALOBOS  
731 ARBOR POINTE AVE  
MINNEOLA, FL 34715

Dear KARYANN VILLALOBOS:

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

Address: 3646 CR 230, Wildwood, FL 34785  
Parcel #: D30A287 Section/Township/Range: 301823  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 27 28 29 30 & 31 BLK J MORELAND PARK SUBD PLAT BOOK 2 PAGES 25-26

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

CE2020-0042

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.

(1/30/2020 3:22 PM SCO)  
BD2018-01016  
ME2019-01438

Failure to correct the above violations before March 11, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

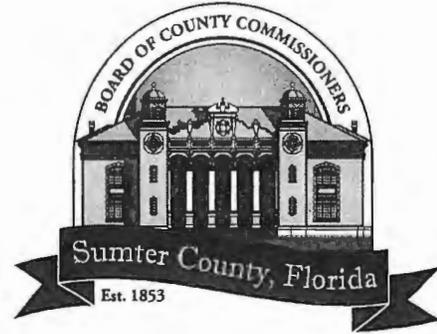
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 1849

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

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Website: <http://sumtercountyfl.gov>



## **COURTESY NOTICE OF VIOLATION**

2/5/2020

**File #: CE2020-0042**

KARYANN VILLALOBOS  
731 ARBOR POINTE AVE  
MINNEOLA, FL 34715

Dear KARYANN VILLALOBOS:

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

Address: 3646 CR 230, Wildwood, FL 34785  
Parcel #: D30A287 Section/Township/Range: 301823  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 27 28 29 30 & 31 BLK J MORELAND PARK SUBD PLAT BOOK 2 PAGES 25-26

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

CE2020-0042

FBC Section 105 Permits [A] 105.1 Required.

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(1/30/2020 3:22 PM SCO)  
BD2018-01016  
ME2019-01438

You are being notified a violation exists on your property and your next inspection will be February 21, 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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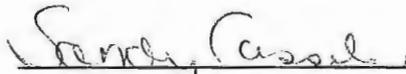
File #: CE2020-0042

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731 ARBOR POINTE AVE  
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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 3/30/2020.

  
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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.

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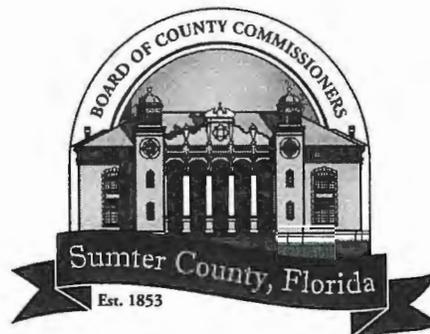
91 7199 9991 7039 6360 2747

## **Important Information Regarding Code Compliance Hearings**

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3. For your information, hearings shall be conducted as follows:
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  - 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.
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**COUNTY OF SUMTER (Petitioner)**

File #: CE2020-0042

vs.

VILLALOBOS, KARYANN (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.

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(1/30/2020 3:22 PM SCO)

BD2018-01016

ME2019-01438

2. Property Owner(s):

VILLALOBOS, KARYANN

3. Location of Violation: 3646 CR 230, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: D30A287 Section/Township/Range: 301823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 27 28 29 30 & 31 BLK J MORELAND PARK SUBD PLAT BOOK 2 PAGES 25-26

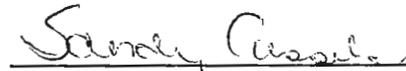
5. Date Violation first Observed: 2/4/2020

6. Date Property owner issued notice of violation: 2/24/2020

7. Date of Notice of Violation Inspection: 3/11/2020

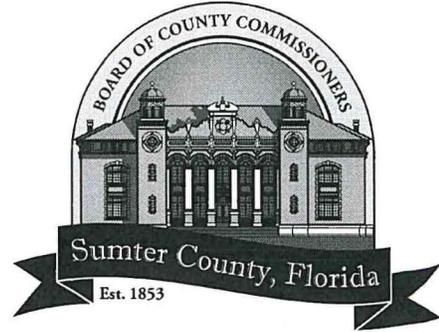
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# Board of County Commissioners Sumter County, Florida

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File #: CE2020-0042

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cc:

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STATE OF FLORIDA  
COUNTY OF SUMTER

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That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3646 CR 230, Wildwood, FL 34785

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Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 27 28 29 30 & 31 BLK J MORELAND PARK SUBD PLAT BOOK 2 PAGES 25-26

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

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

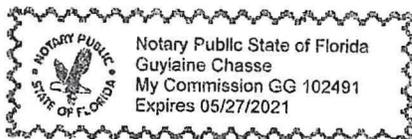
FURTHER AFFIANT SAYETH NOT

DATED this Tuesday, May 12, 2020.

Kevin Vann

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0042

---

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

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE2020-0048

Name: WILLINGS, MYRA LEE

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/13/2020 KV	50.00
CNV Inspection 02/25/2020 KV	50.00
Initial Inspection 02/07/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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 #: CE2020-0048 OR 1351 PG 433 Zoning: R4M

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: WILLINGS, MYRA LEE

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? Lake Panasoffkee Parcel #: J08B064

What is the Property Address? 826 CR 481 W, Lake Panasoffkee, FL 33538

When did this case begin? 2/7/20

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?**

CE2020-0048

**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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: J08B064

<< 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	WILLINGS MYRA LEE		
Site Address	826 CR 481 W, LAKE PANASOFFKEE, FL 33538		
Mail Address	826 CR 481W, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	08/20/22	Neighborhood	5055
Year Built	1996	Tax District	County (1001)
Heated Area	1848 (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 4 & 5 BLK E SHADY ACRES 1ST ADD PB 3 PG 45		

GIS Aerial



**Property & Assessment Values**

Land Value	\$9,760.00
Market Value	\$49,770.00
Assessed Value	\$45,440.00
Total Taxable Value	\$19,940.00
Exemptions	\$25,000
	01 - Homestead
	02 - Additional Homestead \$0
	32 - Widowers \$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
03/2005	1351/433	WD	I (U)	\$79,900.00	WILLINGS MYRA LEE
04/2004	1203/311	WD	V (U)	\$8,800.00	CRADDOCK DAVID G & GAY L
06/1998	0619/487	DC	V (U)	\$100.00	ROBINSON SHIREY T
12/1996	618/152	PR	V (U)	\$100.00	ROBINSON ARNOLD R & BETTY
04/1980	225/480	WD	V (U)	\$800.00	ROBINSON ARNOLD R & BETTY

**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	1996	BAS=1848 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5001M)	140.00 Front Feet	140.00	140.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Screened Porch 1 (SP1)	1.00 (8.00 x 16.00)	2008
2	Utility 2 (UT2)	1.00 (18.00 x 12.00)	2008

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# ***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**

2/26/2020

**File #: CE2020-0048**

MYRA LEE WILLINGS  
826 CR 481 W  
LAKE PANASOFFKEE, FL 33538-6232

Dear MYRA LEE WILLINGS:

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

Address: 826 CR 481 W, Lake Panasoffkee, FL 33538  
Parcel #: J08B064      Section/Township/Range: 82022  
Subdivision:      Tract:  
Block:      Lot(s):  
Legal Description (partial):  
LOTS 4 & 5 BLK E SHADY ACRES 1ST ADD PB 3 PG 45

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

CE2020-0048

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

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

Failure to correct the above violations before March 13, 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 1979

**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**

2/10/2020

File #: **CE2020-0048**

MYRA LEE WILLINGS  
826 CR 481 W  
LAKE PANASOFFKEE, FL 33538-6232

Dear MYRA LEE WILLINGS:

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

Address: 826 CR 481 W, Lake Panasoffkee, FL 33538  
Parcel #: J08B064 Section/Township/Range: 82022  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 4 & 5 BLK E SHADY ACRES 1ST ADD PB 3 PG 45

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

CE2020-0048

**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 February 25, 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 #: CE2020-0048

WILLINGS, MYRA LEE  
826 CR 481 W  
LAKE PANASOFFKEE, FL 33538-6232

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
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 2761

## **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 #: CE2020-0048

vs.

**WILLINGS, MYRA LEE (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):

CE2020-0048

### **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):

WILLINGS, MYRA LEE

3. Location of Violation: 826 CR 481 W, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: J08B064 Section/Township/Range: 82022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 4 & 5 BLK E SHADY ACRES 1ST ADD PB 3 PG 45

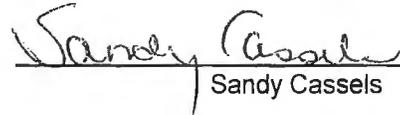
5. Date Violation first Observed: 2/7/2020

6. Date Property owner issued notice of violation: 2/26/2020

7. Date of Notice of Violation Inspection: 3/13/2020

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 30th day of March, 2020.

  
Sandy Cassels

# 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 #: CE2020-0048

vs.

WILLINGS, MYRA LEE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 826 CR 481 W, Lake Panasoffkee, FL 33538

Section/Township/Range: 82022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 4 & 5 BLK E SHADY ACRES 1ST ADD PB 3 PG 45

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

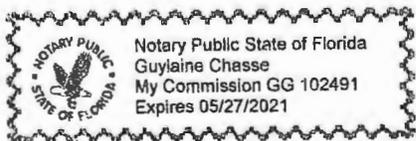
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT

DATED this Tuesday, May 12, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0048

---

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0052

Name: TROUT, RHONDA RENEE

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/25/2020 KV	50.00
CNV Inspection 03/05/2020 KV	50.00
Initial Inspection 02/12/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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 #: CE2020-0052 OR 619 PG 626 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: TROUT, RHONDA RENEE

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? Oxford Parcel #: D05-135

What is the Property Address? 13866 CR 103, Oxford, FL 34484

When did this case begin? 2/12/20

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?**

CE2020-0052  
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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

**PARCEL ID: D05-135**

<< 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	TROUT RHONDA RENEE		
Site Address	13866 CR 103, OXFORD, FL 34484		
Mail Address	13866 CR 103, OXFORD, FL 34484		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	05/18/23	Neighborhood	1001
Year Built	1996	Tax District	County (1001)
Heated Area	1409 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS RW FOR CR ON E SIDE			

GIS Aerial



**Property & Assessment Values**

Land Value	\$14,000.00
Market Value	\$169,770.00
Assessed Value	\$73,260.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$23,260

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2009	2128/651	FJ	I (U)	\$0.00	TROUT RHONDA RENEE
06/2009	2133/769	QC	I (U)	\$0.00	TROUT SCOTT A & RHONDA RENEE
12/1996	619/626	WD	I (Q)	\$59,900.00	TROUT SCOTT A & RHONDA RENEE
11/1996	613/316	WD	V (U)	\$100.00	TROUT SCOTT A & RHONDA RENEE
06/1995	555/752	WD	V (U)	\$100.00	TROUT SCOTT A & RHONDA RENEE

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1996	BAS=1409 SF   GAR=217 SF   OP=17 SF
Note: All S.F. calculations are based on exterior building dimensions.					

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage .51-1.0 AC (0101R)	1.00 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Porch (EP2)	1.00 (23.00 x 13.00)	2005
2	Carport/Open Porch 2 (PC2)	1.00 (24.00 x 16.00)	2005
3	Carport/Open Porch 2 (PC2)	1.00 (12.00 x 6.00)	2005
4	Utility 2 (UT2)	1.00 (12.00 x 6.00)	2005
5	Swim Pool Fiberglass (POL2)	1.00 (24.00 x 12.00)	2006

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# 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

3/9/2020

File #: CE2020-0052

RHONDA RENEE TROUT  
PO BOX 251  
OXFORD, FL 34484-0251

Dear RHONDA RENEE TROUT:

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

Address: 13866 CR 103, Oxford, FL 34484  
Parcel #: D05-135 Section/Township/Range: 51823  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS R/W FOR CR ON E SIDE

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

CE2020-0052

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 March 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 2013

**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**

2/13/2020

File #: **CE2020-0052**

RHONDA RENEE TROUT  
PO BOX 251  
OXFORD, FL 34484-0251

Dear RHONDA RENEE TROUT:

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

Address: 13866 CR 103, Oxford, FL 34484  
Parcel #: D05-135 Section/Township/Range: 51823  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS R/W FOR CR ON E SIDE

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

CE2020-0052

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 March 03, 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**

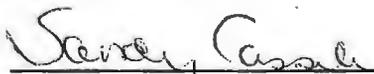
File #: CE2020-0052

TROUT, RHONDA RENEE  
PO Box 251  
OXFORD, FL 34484-0251

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
\_\_\_\_\_  
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 2778

## **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 #: CE2020-0052

vs.

**TROUT, RHONDA RENEE (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):**

CE2020-0052

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):**

TROUT, RHONDA RENEE

3. **Location of Violation:** 13866 CR 103, Oxford, FL 34484

4. **Legal Description of Property where violation exists:**

Parcel #: D05-135 Section/Township/Range: 51823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS R/W FOR CR ON E SIDE

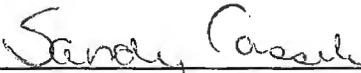
5. **Date Violation first Observed:** 2/12/2020

6. **Date Property owner issued notice of violation:** 3/9/2020

7. **Date of Notice of Violation Inspection:** 3/25/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

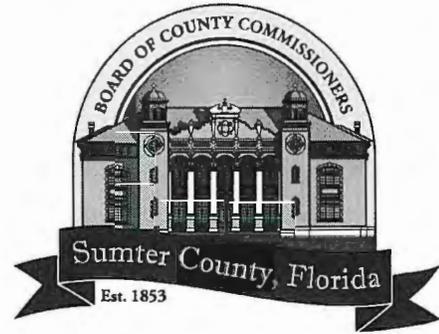
REFER TO CASE NO. CE2020-0052

---

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

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0052

vs.

TROUT, RHONDA RENEE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13866 CR 103, Oxford, FL 34484

Section/Township/Range: 51823

Subdivision:

Tract:

Block:

Lot(s):

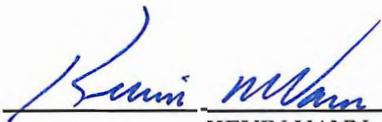
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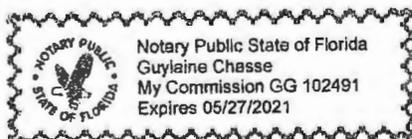
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE2020-0052

Name: TROUT, RHONDA RENEE

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 03/25/2020 KV	50.00
CNV Inspection 03/05/2020 KV	50.00
Initial Inspection 02/12/2020 KV	50.00
<b>Total Costs</b>	<b>312.66</b>

\*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 #: CE2020-0052 OR 619 PG 626 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: TROUT, RHONDA RENEE

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? Oxford Parcel #: D05-135

What is the Property Address? 13866 CR 103, Oxford, FL 34484

When did this case begin? 2/12/20

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?**

CE2020-0052  
FBC Section 105 Permits [A] 105.1 Required.  
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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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

**PARCEL ID: D05-135**

<< 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	TROUT RHONDA RENEE		
Site Address	13866 CR 103, OXFORD, FL 34484		
Mail Address	13866 CR 103, OXFORD, FL 34484		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	05/18/23	Neighborhood	1001
Year Built	1996	Tax District	County (1001)
Heated Area	1409 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS RW FOR CR ON E SIDE			

GIS Aerial



**Property & Assessment Values**

Land Value	\$14,000.00
Market Value	\$169,770.00
Assessed Value	\$73,260.00
Total Taxable Value	\$25,000.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$23,260

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2009	2128/651	FJ	I (U)	\$0.00	TROUT RHONDA RENEE
06/2009	2133/769	QC	I (U)	\$0.00	TROUT SCOTT A & RHONDA RENEE
12/1996	619/626	WD	I (Q)	\$59,900.00	TROUT SCOTT A & RHONDA RENEE
11/1996	613/316	WD	V (U)	\$100.00	TROUT SCOTT A & RHONDA RENEE
06/1995	555/752	WD	V (U)	\$100.00	TROUT SCOTT A & RHONDA RENEE

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1996	BAS=1409 SF   GAR=217 SF   OP=17 SF
Note: All S.F. calculations are based on exterior building dimensions.					

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage .51-1.0 AC (O101R)	1.00 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Porch (EP2)	1.00 (23.00 x 13.00)	2005
2	Carport/Open Porch 2 (PC2)	1.00 (24.00 x 16.00)	2005
3	Carport/Open Porch 2 (PC2)	1.00 (12.00 x 6.00)	2005
4	Utility 2 (UT2)	1.00 (12.00 x 6.00)	2005
5	Swim Pool Fiberglass (POL2)	1.00 (24.00 x 12.00)	2006

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

**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**

3/9/2020

File #: **CE2020-0052**

RHONDA RENEE TROUT  
PO BOX 251  
OXFORD, FL 34484-0251

Dear RHONDA RENEE TROUT:

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

Address: 13866 CR 103, Oxford, FL 34484  
Parcel #: D05-135 Section/Township/Range: 51823  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS R/W FOR CR ON E SIDE

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

CE2020-0052

FBC Section 105 Permits [A] 105.1 Required.

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Failure to correct the above violations before March 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 2013



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

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## **NOTICE OF HEARING**

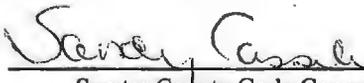
File #: CE2020-0052

TROUT, RHONDA RENEE  
PO Box 251  
OXFORD, FL 34484-0251

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/30/2020.

  
\_\_\_\_\_  
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.

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SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 2778

## **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.
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  - 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.
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  - 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 #: CE2020-0052

vs.

**TROUT, RHONDA RENEE (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):**

CE2020-0052

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):**

TROUT, RHONDA RENEE

3. **Location of Violation:** 13866 CR 103, Oxford, FL 34484

4. **Legal Description of Property where violation exists:**

Parcel #: D05-135 Section/Township/Range: 51823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

N 208.71 FT OF S 708.71 FT OF E 235 FT OF N1/2 OF NW1/4 LESS R/W FOR CR ON E SIDE

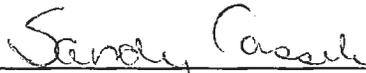
5. **Date Violation first Observed:** 2/12/2020

6. **Date Property owner issued notice of violation:** 3/9/2020

7. **Date of Notice of Violation Inspection:** 3/25/2020

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 30th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

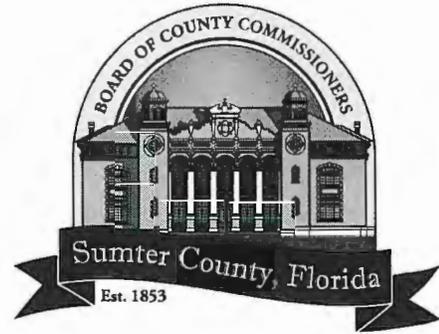
REFER TO CASE NO. CE2020-0052

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

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0052

vs.

TROUT, RHONDA RENEE (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13866 CR 103, Oxford, FL 34484

Section/Township/Range: 51823

Subdivision:

Tract:

Block:

Lot(s):

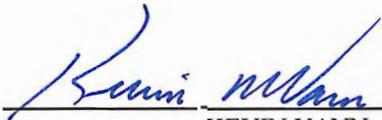
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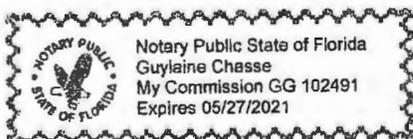
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE2020-0062

Name: FEE, DONALD WELSEY

Item	Amount
<b>STAFF COSTS*</b>	
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/14/2020 KV	50.00
NOV Inspection 04/01/2020 KV	50.00
CNV Inspection 03/10/2020 KV	50.00
Initial Inspection 02/19/2020 KV	50.00
<b>Total Costs</b>	<b>212.70</b>

\*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 #: CE2020-0062 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: FEE, DONALD WELSEY

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? \_\_\_\_\_ Certified Mail?  Yes  No  
Posting?  Yes  No 5/14/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: F30C078

What is the Property Address? 3696 CR 405A, Lake Panasoffkee, FL 33538

When did this case begin? 2/19/20

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?**

CE2020-0062

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0062

**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 5/14/2020

When was the last time you visited the property? 5/14/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

**Sumter County Property Appraiser**

updated: 5/7/2020

PARCEL ID: F30C078

<< 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	FEE DONALD WELSEY		
Site Address	3696 CR 405A, LAKE PANASOFFKEE, FL 33538		
Mail Address	130 PINELAND CIR, SOPERTON, GA 30457		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5009
Year Built	1990	Tax District	County (1001)
Heated Area	1352 (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 SE 1/4 OF NW 1/4 RUN N 1000 FT FOR POB CONTINUE N 200 FT N 89 DEG 33 MIN E 130 FT S 200 FT S 89 DEG 33MIN W 130 FT TO POB KNOWN A S LOTS 78 & 79 OLIVE PALM COMM OR 179 PG 656			

GIS Aerial



**Property & Assessment Values**

Land Value	\$13,280.00
Market Value	\$43,710.00
Assessed Value	\$43,610.00
Total Taxable Value	\$43,610.00
Exemptions	None \$0.00

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2012	2957/574	DC	I (U)	\$0.00	FEE DONALD WELSEY
03/2005	2957/575	DC	I (U)	\$0.00	FEE EMILY (LE)
12/1994	580/500	QC	I (U)	\$100.00	FEE BILLY G
10/1976	179/656	AA	V (Q)	\$13,000.00	FEE BILLY G & EMILY
04/1971	118/46	WD	V (U)	\$700.00	FEE BILLY G & EMILY

**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	1990	BAS=1352 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 (dlms)	Eff. Year
1	Utility 1 (UT1)	1.00 (9.00 x 10.00)	1900
2	Screened Porch 1 (SP1)	1.00 (20.00 x 10.00)	2007
3	Screened Porch 1 (SP1)	1.00 (24.00 x 12.00)	2007
4	Enclosed Room (CAB1)	1.00 (9.00 x 10.00)	2007
5	Utility 1 (UT1)	1.00 (14.00 x 12.00)	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

***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**

2/20/2020

**File #: CE2020-0062**

DONALD WELSEY FEE  
130 PINELAND CIR  
SOPERTON, GA 30457

Dear DONALD WELSEY FEE:

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

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

Parcel #: F30C078 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT SW COR OF SE 1/4 OF NW 1/4 RUN N 1000 FT FOR POB CONTINUE N 200 FT N 89 DEG 33 MIN  
E 130 FT S 200 FT S 89 DEG 33MIN W 130 FT TO POB KNOWN A S LOTS 78 & 79 OLIVE PALM COMM  
OR 179 PG 656

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

CE2020-0062

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0062

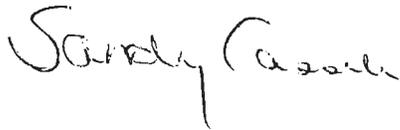
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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 March 09, 2020.

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 VIOLATION**

3/11/2020

**File #: CE2020-0062**

DONALD WELSEY FEE  
130 PINELAND CIR  
SOPERTON, GA 30457

Dear DONALD WELSEY FEE:

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

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

Parcel #: F30C078 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT SW COR OF SE 1/4 OF NW 1/4 RUN N 1000 FT FOR POB CONTINUE N 200 FT N 89 DEG 33 MIN  
E 130 FT S 200 FT S 89 DEG 33MIN W 130 FT TO POB KNOWN A S LOTS 78 & 79 OLIVE PALM COMM  
OR 179 PG 656

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

CE2020-0062

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

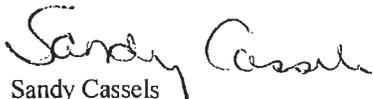
CE2020-0062

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

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

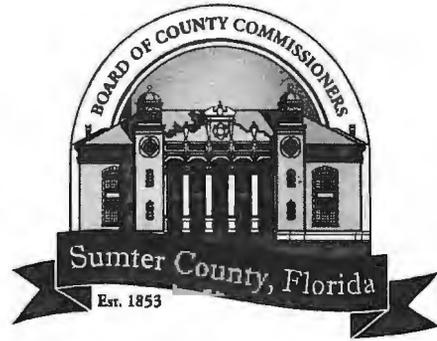
Failure to correct the above violations before March 30, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

  
Sandy Cassels  
Development Technician

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

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Website: <http://sumtercountyfl.gov>



## **NOTICE OF HEARING**

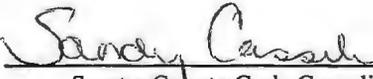
File #: CE2020-0062

FEE, DONALD WELSEY  
130 PINELAND CIR  
SOPERTON, GA 30457

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 5/28/2020, 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 4/27/2020.

  
\_\_\_\_\_  
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 3225

## **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 #: CE2020-0062

vs.

**FEE, DONALD WELSEY (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):

CE2020-0062

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

CE2020-0062

**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):

FEE, DONALD WELSEY

3. Location of Violation: 3696 CR 405A, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F30C078

Section/Township/Range: 301922

Subdivision:

Tract:

Block:

Lot(s):

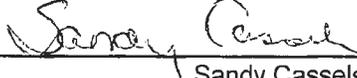
Legal Description (partial):

BEG AT SW COR OF SE 1/4 OF NW 1/4 RUN N 1000 FT FOR POB CONTINUE N 200 FT N 89 DEG 33 MIN E 130 FT S 200 FT S 89 DEG 33MIN W 130 FT TO POB KNOWN A S LOTS 78 & 79 OLIVE PALM COMM OR 179 PG 656

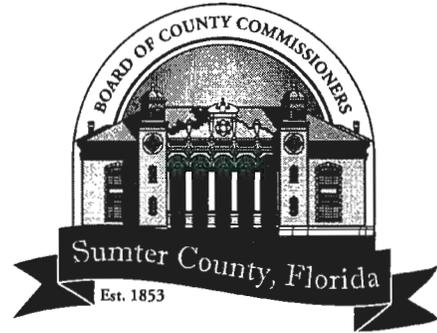
5. Date Violation first Observed: 2/19/2020
6. Date Property owner issued notice of violation: 3/11/2020
7. Date of Notice of Violation Inspection: 4/1/2020

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 April, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# 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 #: CE2020-0062

vs.

FEE, DONALD WELSEY (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Thursday, May 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3696 CR 405A, Lake Panasoffkee, FL 33538

Section/Township/Range: 301922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT SW COR OF SE 1/4 OF NW 1/4 RUN N 1000 FT FOR POB CONTINUE N 200 FT N 89 DEG 33 MIN E 130 FT S 200 FT S 89 DEG 33MIN W 130 FT TO POB KNOWN A S LOTS 78 & 79 OLIVE PALM COMM OR 179 PG 656

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

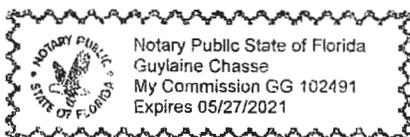
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Thursday, May 14, 2020.

KEVIN VANN

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 14th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 05/28/2020 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. CE2020-0062

---

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

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0070 OR 1501 PG 521 Zoning: PUD

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: BERNSTEIN, CYNTHIA (LE)

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/14/20

What is the General Location of this property? The Villages Parcel #: D25E226

What is the Property Address? 1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162

When did this case begin? 3/2/20

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?**

CE2020-0070  
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.

(2/27/2020 12:56 PM SCO)  
Tankless gas water heater on side of residence

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 5/14/2020

When was the last time you visited the property? 5/14/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE2020-0070

Name: BERNSTEIN, CYNTHIA (LE)

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/14/2020 KV	50.00
NOV Inspection 04/09/2020 KV	50.00
CNV Inspection 03/23/2020 KV	50.00
Initial Inspection 03/02/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: 5/7/2020

PARCEL ID: D25E226

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

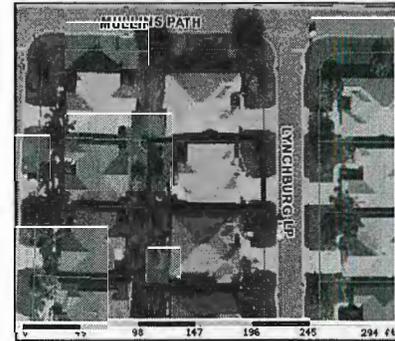
Parcel List Generator | Retrieve Tax Record | Show Bldg sketch  
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	THE CYNTHIA BERNSTEIN TRUST ET		
Site Address	1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162		
Mail Address	1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	25/18/23	Neighborhood	2305
Year Built	2005	Tax District	Villages (5010)
Heated Area	1488 (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 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E			

**GIS Aerial**



**Property & Assessment Values**

Land Value	\$17,450.00
Market Value	\$207,120.00
Assessed Value	\$158,950.00
Total Taxable Value	\$93,450.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000 03 - Senior Additional Homestead (County) \$15,000 33 - Widows \$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
12/2019	3693/215	DC	I (U)	\$0.00	THE CYNTHIA BERNSTEIN TRUST ETAL
01/2018	3504/382	DC	I (U)	\$0.00	BERNSTEIN CYNTHIA (LE)
12/2009	2146/412	TR	I (U)	\$0.00	BERNSTEIN ALLEN C & CYNTHIA (LE)
12/2005	1501/521	WD	I (Q)	\$208,900.00	BERNSTEIN ALLEN C & CYNTHIA

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	DH65 WT3 (DH65B3)	Wall Type 3	2005	BA5=1488 SF   EP=81 SF   GAR=288 SF   OP=6 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	VILLAGE INTERIOR S.F. (1110R)	5,831.00 Square Feet		

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

# ***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**

3/3/2020

File #: **CE2020-0070**

CYNTHIA (LE) BERNSTEIN  
1504 LYNCHBURG LOOP  
THE VILLAGES, FL 32162-6033

Dear CYNTHIA (LE) BERNSTEIN:

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

Address: 1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162  
Parcel #: D25E226 Section/Township/Range: 251823  
Subdivision: Tract: 115  
Block: 115 Lot(s): 226  
Legal Description (partial):  
LOT 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E

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

CE2020-0070

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.

(2/27/2020 12:56 PM SCO)

Tankless gas water heater on side of residence

You are being notified a violation exists on your property and your next inspection will be March 19, 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 VIOLATION

3/24/2020

File #: CE2020-0070

CYNTHIA (LE) BERNSTEIN  
1504 LYNCHBURG LOOP  
THE VILLAGES, FL 32162-6033

Dear CYNTHIA (LE) BERNSTEIN:

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

Address: 1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162  
Parcel #: D25E226 Section/Township/Range: 251823  
Subdivision: Tract: 115  
Block: 115 Lot(s): 226  
Legal Description (partial):  
LOT 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E

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

CE2020-0070

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.

(2/27/2020 12:56 PM SCO)

Tankless gas water heater on side of residence

Failure to correct the above violations before April 09, 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 2488

# ***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**

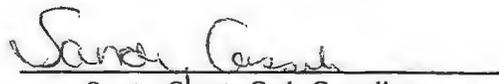
File #: CE2020-0070

BERNSTEIN, CYNTHIA (LE)  
1504 LYNCHBURG LOOP  
THE VILLAGES, FL 32162-6033

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 5/28/2020, 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 4/27/2020.

  
\_\_\_\_\_  
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 3256

## 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 #: CE2020-0070

vs.

**BERNSTEIN, CYNTHIA (LE) (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):

CE2020-0070

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.

(2/27/2020 12:56 PM SCO)

Tankless gas water heater on side of residence

2. Property Owner(s):

BERNSTEIN, CYNTHIA (LE)

3. Location of Violation: 1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162

LOT 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E

4. Legal Description of Property where violation exists:

Parcel #: D25E226 Section/Township/Range: 251823

Subdivision: Tract: 115

Block: 115 Lot(s): 226

Legal Description (partial):

LOT 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E

5. Date Violation first Observed: 3/2/2020

6. Date Property owner issued notice of violation: 3/24/2020

7. Date of Notice of Violation Inspection: 4/9/2020

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 April, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 05/28/2020 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. CE2020-0070

---

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

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0070

vs.

BERNSTEIN, CYNTHIA (LE) (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Thursday, May 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1504 LYNCHBURG LOOP, THE VILLAGES, FL 32162

Section/Township/Range: 251823

Subdivision:

Tract: 115

Block: 115

Lot(s): 226

Legal Description (partial):

LOT 226 THE VILLAGES OF SUMTER UNIT NO 115 PB 8 PG 4-4E

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

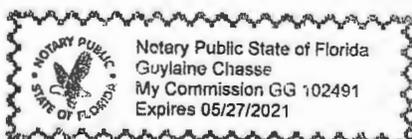
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Thursday, May 14, 2020.

Kevin Vann

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 14th day of May, 2020.



NOTARY PUBLIC

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE2020-0088

Name: FUSSELL, Deah Akins, & Jacob Phillips

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/15/2020 KV	50.00
NOV Inspection 04/17/2020 KV	50.00
CNV Inspection 03/31/2020 KV	50.00
Initial Inspection 03/12/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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 #: CE2020-0088 OR 479 PG 760 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: FUSSELL, Deah Akins, & Jacob Phillips

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? \_\_\_\_\_ Certified Mail?  Yes  No  
Posting?  Yes  No 5/15/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: T20B085

What is the Property Address? 13479 CR 719, Webster, FL 33597

When did this case begin? 3/12/20

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?**

CE2020-0088  
Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

CE2020-0088  
2009 I.P.M.C.  
108.1.1 Unsafe structures.  
An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Does this property have Homestead Exemption?  Yes  No

Was there any response from the property owner?  Yes  No

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

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

Date(s) Taken 5/15/2020

When was the last time you visited the property? 5/15/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

### Sumter County Property Appraiser

updated: 5/7/2020

**PARCEL ID: T20B085**

<< 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	FUSSELL DEAH AKINS & PHILLIPS		
Site Address	13479 CR 719, WEBSTER, FL 33597		
Mail Address	14069 CR 719, WEBSTER, FL 33597		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	20/22/23	Neighborhood	8074
Year Built	1961	Tax District	County (1001)
Heated Area	1184 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S 150 FT LOT 4 BLK 6 ROBERTS ADD PB 1 PG43LINDEN			

#### Property & Assessment Values

Land Value	\$11,900.00
Market Value	\$64,470.00
Assessed Value	\$27,370.00
Total Taxable Value	\$2,370.00
Exemptions	\$25,000
01 - Homestead	
02 - Additional Homestead	
	\$0

#### Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2016	3112/78	WD	I (U)	\$100.00	FUSSELL DEAH AKINS & PHILLIPS JACOB (JT)
03/2011	2302/87	DC	I (U)	\$0.00	SCHAFFER SEAN & DONNA (JTWROS)
02/2009	2044/75	WD	I (U)	\$100.00	LEWIS EUNICE (LE)
03/1993	479/760	DC	I (U)	\$100.00	LEWIS EUNICE
07/1969	103/677		I (Q)	\$2,300.00	LEWIS EUNICE
05/1964	58/178		I (Q)	\$500.00	LEWIS EUNICE
06/1963	49/344		I (Q)	\$5,200.00	LEWIS EUNICE
05/1961	30/78		I (Q)	\$200.00	LEWIS EUNICE

#### Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Wall Type 2	1961	BAS=1184 SF   SP=65 SF

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

#### Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage .S1-1.0 AC (0101R)	0.85 Acre		

#### Misc Features

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

GIS Aerial

Show Similar Sales in 1/2 mile radius

Sumter County Property Appraiser - Roll Year: 2019

Result: 1 of 1

updated: 5/7/2020

**DISCLAIMER**

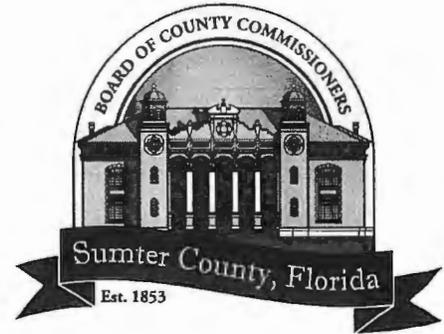
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# Board of County Commissioners Sumter County, Florida

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



## NOTICE OF VIOLATION

4/1/2020

File #: CE2020-0088

Deah Akins, & Jacob Phillips FUSSELL  
14069 CR 719  
WEBSTER, FL 33597

Dear Deah Akins, & Jacob Phillips FUSSELL:

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

Address: 13479 CR 719, Webster, FL 33597  
Parcel #: T20B085 Section/Township/Range: 202223  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
S 150 FT LOT 4 BLK 8 ROBERTS ADD PB 1 PG43LINDEN

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

CE2020-0088

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

CE2020-0088

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

Failure to correct the above violations before April 17, 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 2815

# ***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**

3/13/2020

**File #: CE2020-0088**

DEAH AKINS & PHILLIPS FUSSELL  
14069 CR 719  
WEBSTER, FL 33597

Dear DEAH AKINS & PHILLIPS FUSSELL:

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

Address: 13479 CR 719, Webster, FL 33597  
Parcel #: T20B085 Section/Township/Range: 202223  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
S 150 FT LOT 4 BLK 8 ROBERTS ADD PB 1 PG43LINDEN

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

CE2020-0088

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

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You are being notified a violation exists on your property and your next inspection will be March 31, 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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## **NOTICE OF HEARING**

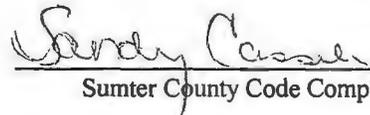
File #: CE2020-0088

FUSSELL, Deah Akins, & Jacob Phillips  
14069 CR 719  
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 5/28/2020, 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 4/27/2020.

  
\_\_\_\_\_  
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.

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91 7199 9991 7039 6360 3287

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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.
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  - 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.
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    - 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 #: CE2020-0088

vs.

FUSSELL, Deah Akins, & Jacob Phillips (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):

CE2020-0088

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

CE2020-0088

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

2. Property Owner(s):

FUSSELL, Deah Akins, & Jacob Phillips

3. Location of Violation: 13479 CR 719, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: T20B085 Section/Township/Range: 202223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

S 150 FT LOT 4 BLK 8 ROBERTS ADD PB 1 PG43LINDEN

5. Date Violation first Observed: 3/12/2020

6. Date Property owner issued notice of violation: 4/1/2020

7. Date of Notice of Violation Inspection: 4/17/2020

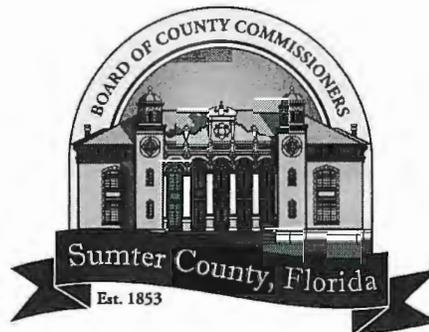
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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

  
\_\_\_\_\_  
Sandy Cassels

# 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 #: CE2020-0088

vs.

FUSSELL, Deah Akins, & Jacob Phillips (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, May 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13479 CR 719, Webster, FL 33597

Section/Township/Range: 202223

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

S 150 FT LOT 4 BLK 8 ROBERTS ADD PB 1 PG43LINDEN

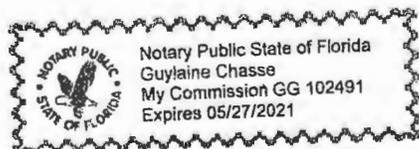
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Friday, May 15, 2020.

  
\_\_\_\_\_  
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 15th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 05/28/2020 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. CE2020-0088

---

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

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-C2019-0003 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: Zavala, Jesus

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? \_\_\_\_\_ Certified Mail?  Yes  No  
Posting?  Yes  No 5/12/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: F25-075

What is the Property Address? 10004 FLORIDA AVE, COLEMAN, FL 33521

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?**

CE-C2019-0003  
(12/9/2019 10:48 AM SCO)

Sec. 13-424. Non-Residential zoning districts.

(2) CL (Light Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.

b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

No outside storage is allowed under the CL (Light Commercial) zoning

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 5/12/2020

When was the last time you visited the property? 5/12/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE-C2019-0003

Name: Zavala, Jesus

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/12/2020 KV	50.00
NOV Inspection 01/22/2020 KV	50.00
CNV Inspection 01/02/2020 KV	50.00
Initial Inspection 12/11/2019 KV	50.00
<b>Total Costs</b>	<b>312.28</b>

\*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: 5/7/2020

PARCEL ID: F25-075

<< 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	ZAVALA JESUS		
Site Address	10004 FLORIDA AVE, COLEMAN, FL 33521		
Mail Address	6500 NW 66TH CT, OCALA, FL 34482		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	25/19/22	Neighborhood	3012
Year Built	1963	Tax District	Coleman (3003)
Heated Area	1025 (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 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB LESS RD RW LESS BEG 351 FT W OF SE COR OF SE1/4 OF SE1/4 RUN N 230 FT W 160 FT S 230 FT E 180 FT TO POB		

GIS Aerial



**Property & Assessment Values**

Land Value	\$13,330.00
Market Value	\$67,080.00
Assessed Value	\$53,710.00
Total Taxable Value	\$53,710.00
Exemptions	None \$0.00

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2019	3645/682	WD	I (Q)	\$115,000.00	ZAVALA JESUS
10/2011	2709/363	CP	I (U)	\$0.00	STOKES CAROL L
01/1980	300/760	WD	V (U)	\$100.00	STOKES ROBIN G
12/1969	106/612	WD	V (U)	\$100.00	STOKES ROBIN G

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1963	BAS=1025 SF   SP=92 SF   UTL=48 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	COUNTY (3001R)	40.00 Front Feet	40.00	100.00
2	COUNTY (3001R)	150.00 Front Feet	150.00	280.00

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

**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 #: CE-C2019-0003

Jesus Zavala  
6500 NW 66th Ct  
OCALA, FL 34482

Dear Jesus Zavala:

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

Address: 10004 FLORIDA AVE, COLEMAN, FL 33521  
Parcel #: F25-075 Section/Township/Range: 251922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
BEG 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB  
LESS RD R/W LESS BEG 351FT W OF SE COR OF SE1/4 OF SE1/4 RUN N 230 FT W 180 FT S 230 FT E  
180 FT TO POB

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

CE-C2019-0003  
(12/9/2019 10:48 AM SCO)

Sec. 13-424. Non-Residential zoning districts.

(2) CL (Light Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.

b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

No outside storage is allowed under the CL (Light Commercial) zoning

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>



## **COURTESY NOTICE OF VIOLATION**

12/12/2019

File #: **CE-C2019-0003**

CAROL L STOKES  
5221 CR 125B-1  
WILDWOOD, FL 34785

Dear CAROL L STOKES:

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

Address: 10206 FLORIDA AVE, Wildwood, FL 34785  
Parcel #: F25-075 Section/Township/Range: 251922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
BEG 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB  
LESS RD R/W LESS BEG 351FT W OF SE COR OF SE1/4 OF SE1/4 RUN N 230 FT W 180 FT S 230 FT E  
180 FT TO POB

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

CE-C2019-0003  
(12/9/2019 10:48 AM SCO)

Sec. 13-424. Non-Residential zoning districts.

(2) CL (Light Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.

b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

No outside storage is allowed under the CL (Light Commercial) zoning

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 VIOLATION

1/6/2020

File #: CE-C2019-0003

Jesus Zavala  
6500 NW 66th Ct  
OCALA, FL 34482

Dear Jesus Zavala:

We have requested you to correct the CITY OF COLEMAN Code violations on your property located at:

Address: 10004 FLORIDA AVE, COLEMAN, FL 33521  
Parcel #: F25-075 Section/Township/Range: 251922  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
BEG 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB  
LESS RD R/W LESS BEG 351 FT W OF SE COR OF SE 1/4 OF SE 1/4 RUN N 230 FT W 180 FT S 230 FT E 180  
FT TO POB

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

CE-C2019-0003  
(12/9/2019 10:48 AM SCO)

Sec. 13-424. Non-Residential zoning districts.  
(2) CL (Light Commercial) Zoning District.

- a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.
- b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

No outside storage is allowed under the CL (Light Commercial) zoning

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.

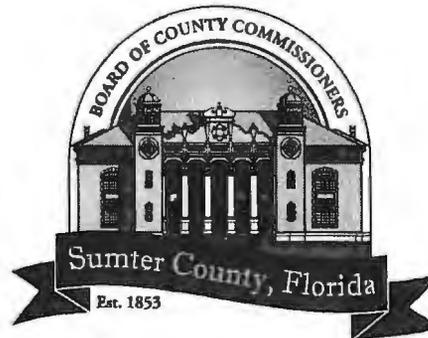
Sincerely,

Sandy Cassels  
Development Technician

91 7199 9991 7039 6360 1504

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

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



## **NOTICE OF HEARING**

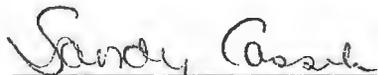
File #: CE-C2019-0003

Zavala, Jesus  
6500 NW 66th Ct  
OCALA, FL 34482

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 4/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 3/26/2020.

  
\_\_\_\_\_  
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 2600

## **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 #: CE-C2019-0003

vs.

Zavala, Jesus (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):

CE-C2019-0003  
(12/9/2019 10:48 AM SCO)

Sec. 13-424. Non-Residential zoning districts.

(2) CL (Light Commercial) Zoning District.

a. The purpose and intent of this zoning district is to provide for harmonious retail and wholesale sales and services necessary to meet the general needs of a community, in which the principal activities are conducted entirely within an enclosed structure. This zoning district allows moderate processing of products as an accessory use to sales and services.

b. Light commercial districts shall only be allowed within areas designated as commercial on the FLUM.

No outside storage is allowed under the CL (Light Commercial) zoning

2. Property Owner(s):

Zavala, Jesus

3. Location of Violation: 10004 FLORIDA AVE, COLEMAN, FL 33521

4. Legal Description of Property where violation exists:

Parcel #: F25-075 Section/Township/Range: 251922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB LESS RD R/W LESS BEG 351 FT W OF SE COR OF SE1/4 OF SE1/4 RUN N 230 FT W 180 FT S 230 FT E 180 FT TO POB

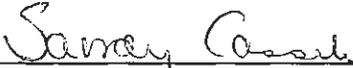
5. Date Violation first Observed: 12/11/2019

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

7. Date of Notice of Violation Inspection: 1/22/2020

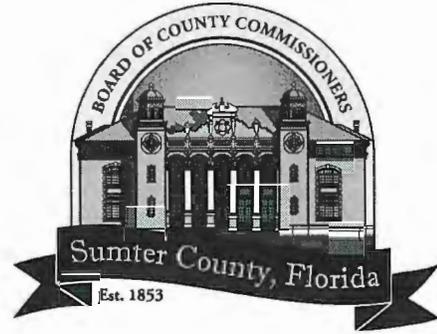
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Thursday, the 26th day of March, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-C2019-0003

vs.

Zavala, Jesus (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Tuesday, May 12, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 10004 FLORIDA AVE, COLEMAN, FL 33521

Section/Township/Range: 251922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 200 FT W OF SE COR SEC 25 RUN N 330 FT W 205 FT S 100 FT W 125 FT S 230 FT E 330 FT TO POB  
LESS RD R/W LESS BEG 351 FT W OF SE COR OF SE1/4 OF SE1/4 RUN N 230 FT W 180 FT S 230 FT E 180 FT  
TO POB

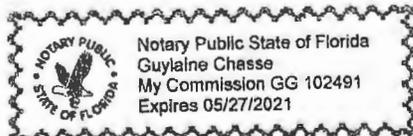
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

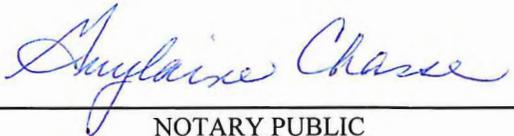
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Tuesday, May 12, 2020.

  
\_\_\_\_\_  
KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Tuesday, the 12th day of May, 2020.



  
\_\_\_\_\_  
NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 04/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

SUMTER COUNTY SPECIAL MASTER

OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-C2019-0003

---

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

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-CH2020-0005 OR 2520 PG 778 Zoning: CITY

Are you a qualified Inspector for Sumter County?  Yes  No

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

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

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

Are you familiar with property owned by: Property Owner Name: THE, GRAND POOH-BAH LLC

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/15/20

What is the General Location of this property? Center Hill Parcel #: Q22A155

What is the Property Address? 178 E KINGS HWY, CENTER HILL, FL 33514

When did this case begin? 3/9/20

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

Did you view any Code violations?  Yes  No

**What were those violations and can you explain them?**

CE-CH2020-0005

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-CH2020-0005

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

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 5/15/2020

When was the last time you visited the property? 5/15/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE-CH2020-0005

Name: THE, GRAND POOH-BAH LLC

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/15/2020 KV	50.00
NOV Inspection 04/14/2020 KV	50.00
CNV Inspection 03/26/2020 KV	50.00
Initial Inspection 03/09/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: 5/7/2020

PARCEL ID: Q22A155

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

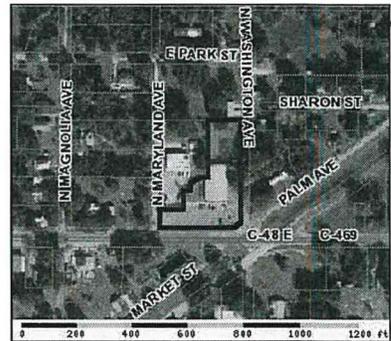
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch  
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	THE GRAND POOH-BAH LLC		
Site Address	178 E KINGS HWY, CENTER HILL, FL 33514		
Mail Address	7650 OLD HAMMOND HWY, BATON ROUGE, LA 70809		
Use Desc. (code)	OFFICE 1 STORY (01700)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built	2013	Tax District	Center Hill (7007)
Heated Area	12392 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THAT PORT OF LOTS 135-138 NEW PLAT OF CENTER HILL PB 1 PG 78 LYING S & E OF THE FOLL DESC LINE: FROM NW COR OF LOT 138 RUN S 89 DEG 19 MIN 01 SEC E 172.28 FT TO POB RUN S 00 DEG 40 MIN 59 SEC W 203.52 FT N 89 DEG 37 MIN 51 SEC W 30 FT S 60 DEG 22 MIN 09 SEC W 39.68 FT S 00 DEG 25 MIN 57 SEC W 28.17 FT N 89 DEG 25 MIN 15 SEC W 25.34 FT S 00 DEG 29 MIN 35 SEC W 65.68 FT N 89 DEG 37 MIN 51 SEC W 68.06 FT ...more>>>			

GIS Aerial



**Property & Assessment Values**

Land Value	\$89,200.00
Market Value	\$894,150.00
Assessed Value	\$876,070.00
Total Taxable Value	\$876,070.00
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
02/2013	2601/134	WD	I (Q)	\$108,400.00	THE GRAND POOH-BAH LLC
11/2012	2520/778	WD	I (U)	\$98,400.00	CONCEPT DEVELOPMENT LLC
11/2012	2520/782	QC	I (U)	\$100,000.00	CONCEPT DEVELOPMENT LLC
12/2009	2145/629	QC	I (U)	\$198,300.00	FIDELITY BANK OF FLORIDA N A
10/2008	2025/760	QC	I (U)	\$100.00	ALIE NADEER D (1/2 INT) ETAL
10/2008	2028/257	QC	I (U)	\$0.00	ALIE NADEER D (1/2 INT) ETAL
03/2006	1557/69	WD	I (Q)	\$380,000.00	SADEK AHMED ETAL (TTC)
05/2004	1218/809	WD	I (Q)	\$185,000.00	STORK FRANKLIN L III
07/2002	990/150	WD	V (U)	\$100.00	SANCHEZ ROBERT

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Commercial	Com Class 950 (C95)	Wall Type 3	2013	BAS=12392 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Center Hill Comm (7114C)	70,567.00 Square Feet		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
2	Asphalt Grade 1 (PAV1)	1.00 ( )	2013
3	Concrete 6 Depth (CON2)	1.00 ( )	2013
4	6' Chain Link Fence (FN6)	1.00 ( )	2013

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

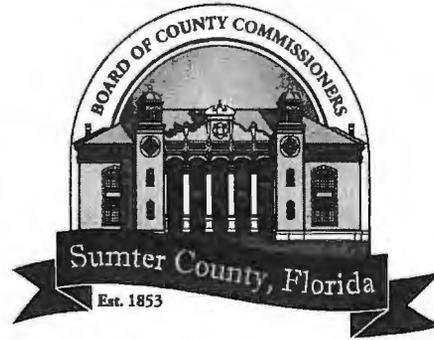
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

3/10/2020

**File #: CE-CH2020-0005**

GRAND POOH-BAH LLC THE  
7650 OLD HAMMOND HWY  
BATON ROUGE, LA 70809

Dear GRAND POOH-BAH LLC THE:

We regret to inform you that a violation of the CITY OF CENTER HILL Code exists on your property located:

Address: 178 E KINGS HWY, CENTER HILL, FL 33514

Parcel #: Q22A155 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THAT PORT OF LOTS 135-138 NEW PLAT OF CENTER HILL PB 1 PG 78 LYING S & E OF THE FOLL  
DESC LINE: FROM NW COR OF LOT 138 RUN S 89 DEG 19 MIN 01 SEC E 172.28 FT TOPOB RUN S 00  
DEG 40 MIN 59 SEC W 203.52 FT N 89 DEG 37 MIN 51 SEC W 30 FT S 60DEG 22 MIN 09 SEC W 39.68 FT

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

CE-CH2020-0005  
2009 I.P.M.C.  
302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-CH2020-0005  
2009 I.P.M.C.  
302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

You are being notified a violation exists on your property and your next inspection will be March 26, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The letters are fluid and connected, with a prominent initial 'S'.

Sandy Cassels  
Development Technician

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

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



## **NOTICE OF VIOLATION**

3/30/2020

File #: **CE-CH2020-0005**

GRAND POOH-BAH LLC THE  
7650 OLD HAMMOND HWY  
BATON ROUGE, LA 70809

Dear GRAND POOH-BAH LLC THE:

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

Address: 178 E KINGS HWY, CENTER HILL, FL 33514

Parcel #: Q22A155 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THAT PORT OF LOTS 135-138 NEW PLAT OF CENTER HILL PB 1 PG 78 LYING S & E OF THE FOLL  
DESC LINE: FROM NW COR OF LOT 138 RUN S 89 DEG 19 MIN 01 SEC E 172.28 FT TOPOB RUN S 00  
DEG 40 MIN 59 SEC W 203.52 FT N 89 DEG 37 MIN 51 SEC W 30 FT S 60DEG 22 MIN 09 SEC W 39.68 FT

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

CE-CH2020-0005

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-CH2020-0005

2009 I.P.M.C.

302.8 Motor vehicles.

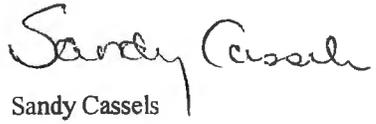
Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

91 7199 9991 7039 6360 2570

Failure to correct the above violations before April 14, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

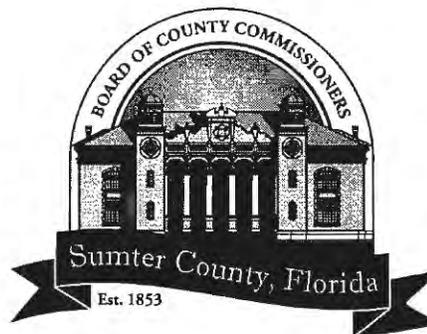
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

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

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



## **NOTICE OF HEARING**

File #: CE-CH2020-0005

THE, GRAND POOH-BAH LLC  
7650 OLD HAMMOND HWY  
BATON ROUGE, LA 70809

YOU ARE NOTIFIED that a public hearing concerning CITY OF CENTER HILL 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 5/28/2020, 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 4/27/2020.

  
CITY OF CENTER HILL 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 3164

## **Important Information Regarding Code Compliance Hearings**

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
  - a. The Statement of Violations will be read.
  - b. The alleged violator will be asked if he/she wishes to contest the charges.
  - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402.
  - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
  - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
  - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
  - g. Both parties may cross-examine witnesses and present rebuttal evidence.
  - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
  - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
  - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
  - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
    - 1) The gravity of the violation.
    - 2) Any actions taken by the violator to correct the violation.
    - 3) Any previous violations committed by the violator.

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

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



**COUNTY OF SUMTER (Petitioner)**

File #: CE-CH2020-0005

vs.

**THE, GRAND POOH-BAH LLC (Respondent)**

cc:

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

Pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF CENTER HILL, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-CH2020-0005

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-CH2020-0005

2009 I.P.M.C.

302.8 Motor vehicles.

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Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

2. Property Owner(s):

THE, GRAND POOH-BAH LLC

3. Location of Violation: 178 E KINGS HWY, CENTER HILL, FL 33514

THAT PORT OF LOTS 135-138 NEW PLAT OF CENTER HILL PB 1 PG 78 LYING S & E OF THE FOLL DESC LINE: FROM NW COR OF LOT 138 RUN S 89 DEG 19 MIN 01 SEC E 172.28 FT TOPOB RUN S 00 DEG 40 MIN 59 SEC W 203.52 FT N 89 DEG 37 MIN 51 SEC W 30 FT S 60DEG 22 MIN 09 SEC W 39.68 FT S 00 DEG 25MIN 57 SEC W 26.17 FT N 89 DEG 25 MIN 15SEC W 25.34 FT S 00 DEG 29 MIN 35 SEC W65.68 FT N 89 DEG 37 MIN 51 SEC W 88.08 FT TO W BOUNDARY OF LOT 135 AND END OF LINE DESCRIPTION

4. Legal Description of Property where violation exists:

Parcel #: Q22A155 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THAT PORT OF LOTS 135-138 NEW PLAT OF CENTER HILL PB 1 PG 78 LYING S & E OF THE FOLL DESC LINE: FROM NW COR OF LOT 138 RUN S 89 DEG 19 MIN 01 SEC E 172.28 FT TOPOB RUN S 00 DEG 40 MIN 59 SEC W 203.52 FT N 89 DEG 37 MIN 51 SEC W 30 FT S 60DEG 22 MIN 09 SEC W 39.68 FT S 00 DEG 25MIN 57

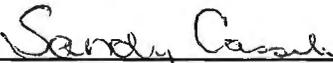
5. Date Violation first Observed: 3/9/2020

6. Date Property owner issued notice of violation: 3/30/2020

7. Date of Notice of Violation Inspection: 4/14/2020

The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of CITY OF CENTER HILL 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 April, 2020.

  
\_\_\_\_\_  
Sandy Cassels

# HEARING NOTICE

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

---

HEARING DATE: 05/28/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-CH2020-0005

---

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

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

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



**COURTESY NOTICE OF VIOLATION**

**File #: CE-W2019-0025**

HUGH HENRY LEE  
PO BOX 641  
WEBSTER, FL 33597-0641

Dear HUGH HENRY LEE:

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

Address: 343 SW 1ST ST, WEBSTER, FL 33597

Parcel #: S01D025 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB  
CONT N 89 DEG 56 MIN 18 SEC E 112FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN  
50 SEC W 112 FT S 00DEG 01 MIN 22 SEC W 79.42 FT TO POB

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

CE-W2019-0025  
2009 I.P.M.C.  
SCC. LDC Violation

(12/26/2019 8:40 AM SCO)  
Sec. 13-611. - Residential accessory uses.

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

You are being notified a violation exists on your property and your next inspection will be January 10, 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 VIOLATION

1/13/2020

File #: CE-W2019-0025

HUGH HENRY LEE  
PO BOX 641  
WEBSTER, FL 33597-0641

Dear HUGH HENRY LEE:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 343 SW 1ST ST, WEBSTER, FL 33597

Parcel #: S01D025 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB  
CONT N 89 DEG 56 MIN 18 SEC E 112 FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN  
50 SEC W 112 FT S 00 DEG 01 MIN 22 SEC W 79.42 FT TO POB

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

CE-W2019-0025  
2009 I.P.M.C.  
SCC. LDC Violation

(12/26/2019 8:40 AM SCO)  
Sec. 13-611. - Residential accessory uses.

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

Failure to correct the above violations before January 28, 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 1443

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

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



## **NOTICE OF HEARING**

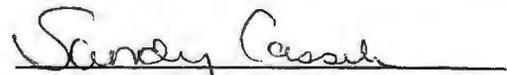
File #: CE-W2019-0025

LEE, HUGH HENRY  
PO BOX 641  
WEBSTER, FL 33597-0641

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 3/26/2020, 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 2/24/2020.

  
Sandy Cassel  
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 1870

## **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 #: CE-W2019-0025

vs.

**LEE, HUGH HENRY (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):

CE-W2019-0025  
2009 I.P.M.C.  
SCC. LDC Violation

(12/26/2019 8:40 AM SCO)  
Sec. 13-611. - Residential accessory uses.

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

2. Property Owner(s):

LEE, HUGH HENRY

3. Location of Violation: 343 SW 1ST ST, WEBSTER, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: S01D025 Section/Township/Range: 12222  
Subdivision: Tract:  
Block: Lot(s):

Legal Description (partial):

COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB CONT N 89 DEG 56 MIN 18 SEC E 112FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN 50 SEC W 112 FT S 00DEG 01 MIN 22 SEC W 79.42 FT TO POB

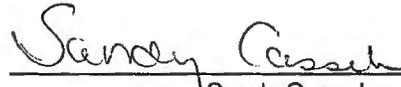
5. Date Violation first Observed: 12/24/2019

6. Date Property owner issued notice of violation: 1/13/2020

7. Date of Notice of Violation Inspection: 1/28/2020

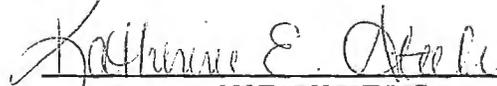
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

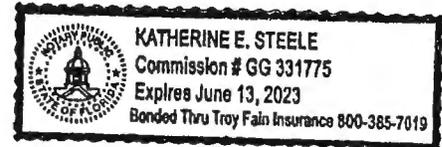
DATED this Monday, the 24th day of February, 2020.

  
\_\_\_\_\_  
Sandy Cassels

---

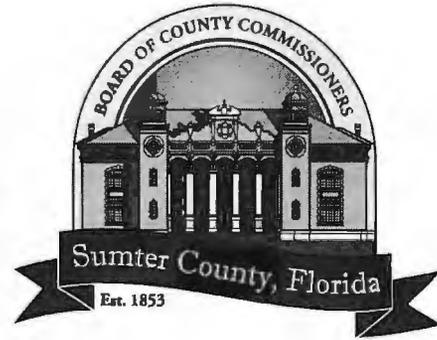
Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Monday, the 24th day of February, 2020.

  
\_\_\_\_\_  
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>



COUNTY OF SUMTER (Petitioner)

File #: CE-W2019-0025

vs.

LEE, HUGH HENRY (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, March 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 343 SW 1ST ST, WEBSTER, FL 33597

Section/Township/Range: 12222

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB CONT N 89 DEG 56 MIN 18 SEC E 112 FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN 50 SEC W 112 FT S 00 DEG 01 MIN 22 SEC W 79.42 FT TO POB

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

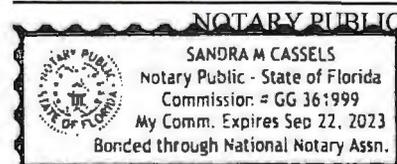
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT  
DATED this Friday, March 13, 2020.

KEVIN VANN

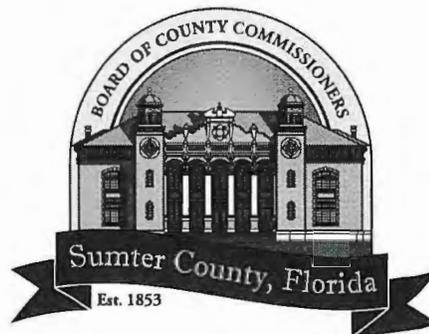
---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 13th day of March, 2020.



# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-W2019-0025

vs.

LEE, HUGH HENRY (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Monday, May 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 343 SW 1ST ST, WEBSTER, FL 33597

Section/Township/Range: 12222

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB CONT N 89 DEG 56 MIN 18 SEC E 112 FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN 50 SEC W 112 FT S 00 DEG 01 MIN 22 SEC W 79.42 FT TO POB

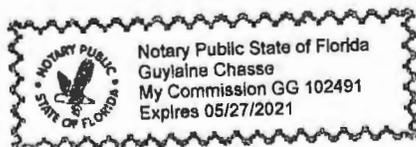
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Monday, May 11, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Monday, the 11th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 03/26/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-W2019-0025

---

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

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2019-0025 OR 612 PG 175 Zoning: MUN

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: LEE, HUGH HENRY

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/11/20

What is the General Location of this property? Webster Parcel #: S01D025

What is the Property Address? 343 SW 1ST ST, WEBSTER, FL 33597

When did this case begin? 12/24/19

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

Did you view any Code violations?  Yes  No

**What were those violations and can you explain them?**

CE-W2019-0025  
2009 I.P.M.C.  
SCC. LDC Violation

(12/26/2019 8:40 AM SCO)

Sec. 13-611. - Residential accessory uses.

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

Does this property have Homestead Exemption?  Yes  No

Was there any response from the property owner?  Yes  No

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

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

Date(s) Taken 5/11/2020

When was the last time you visited the property? 5/11/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 13, 2020

Case: CE-W2019-0025

Name: LEE, HUGH HENRY

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	6.10
RFH Inspection 05/11/2020 KV	50.00
RFH Inspection 03/13/2020 KV	50.00
NOV Inspection 01/28/2020 KV	50.00
CNV Inspection 01/10/2020 KV	50.00
Initial Inspection 12/24/2019 KV	50.00
<b>Total Costs</b>	<b>362.28</b>

\*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: 5/7/2020

PARCEL ID: S01D025

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

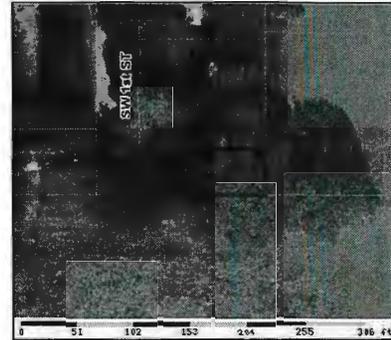
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch  
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

**Owner & Property Info**

Owner's Name	LEE HUGH HENRY		
Site Address	343 SW 1ST ST, WEBSTER, FL 33597		
Mail Address	PO BOX 641, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	01/22/22	Neighborhood	8004
Year Built	1969	Tax District	Webster (8008)
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. COMM AT SW COR OF E 1/2 OF NE 1/4 OF NE 1/4 RUN N 89 DEG 56 MIN 18 SEC E 152 FT TO POB CONT N 89 DEG 56 MIN 18 SEC E 112 FT N 0 DEG 01 MIN 22 SEC E 67.37 FT THENCE S 89 DEG 57 MIN 50 SEC W 112 FT S 00DEG 01 MIN 22 SEC W 79.42 FT TO POB		

GIS Aerial



**Property & Assessment Values**

Land Value	\$3,760.00
Market Value	\$19,770.00
Assessed Value	\$19,640.00
Total Taxable Value	\$19,640.00
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
10/1996	612/175	QC	V (U)	\$100.00	LEE HUGH HENRY

**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=720 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8009M)	67.37 Front Feet	67.00	112.00

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (11.00 x 10.00)	2006
2	Carport/Open Porch 1 (PC1)	1.00 (23.00 x 10.00)	2006
3	Screened Porch 1 (SP1)	1.00 (43.00 x 10.00)	2006
4	Enclosed Room (CAB1)	1.00 (23.00 x 10.00)	2006

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

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.

**Notices:**

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

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-W2020-0008 OR 1427 PG 205 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: SOLOMON, JOHN HENRY JR & ELIZAB

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/15/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: N36B122

What is the Property Address? 813 NW 5TH ST, Webster, FL 33597

When did this case begin? 2/19/20

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

Did you view any Code violations?  Yes  No

**What were those violations and can you explain them?**

CE-W2020-0008

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-W2020-0008

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-W2020-0008

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.

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 5/15/2020

When was the last time you visited the property? 5/15/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE-W2020-0008

Name: SOLOMON, JOHN HENRY JR & ELIZAB

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/15/2020 KV	50.00
NOV Inspection 03/26/2020 KV	50.00
CNV Inspection 03/09/2020 KV	50.00
Initial Inspection 02/19/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: 5/7/2020

PARCEL ID: N36B122

<< 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	SOLOMON JOHN HENRY JR & ELIZAB		
Site Address	813 NW 5TH ST, WEBSTER, FL 33597		
Mail Address	PO BOX 1496, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built	1959	Tax District	Webster (8008)
Heated Area	502 (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 10 & 11 BLK 7 JOHNSON SUBD PB 1 PG 84			

GIS Aerial



**Property & Assessment Values**

Land Value	\$1,990.00
Market Value	\$13,430.00
Assessed Value	\$9,290.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$9,290 02 - Additional Homestead \$0

**Sales History**

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/L (Qual)	Sale Price	Grantor
08/2005	1427/205	WD	I (U)	\$0.00	SOLOMON JOHN HENRY JR & ELIZABETH CLEMONS (ITWROS)
04/2004	1232/773	DC	I (U)	\$0.00	SOLOMON J H JR

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	RES 250 (R25)	Wall Type 2	1959	BAS=502 SF   SP=27 SF   UTL=25 SF
Note: All S.F. calculations are based on exterior building dimensions.					

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003R)	50.00 Front Feet	50.00	135.00

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

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**Notice:**

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

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



**COURTESY NOTICE OF VIOLATION**

2/20/2020

**File #: CE-W2020-0008**

JOHN HENRY JR & ELIZAB SOLOMON  
PO BOX 1496  
BUSHNELL, FL 33513-0079

Dear JOHN HENRY JR & ELIZAB SOLOMON:

We regret to inform you that a violation of the CITY OF WEBSTER Code exists on your property located:

Address: 813 NW 5TH ST, Webster, FL 33597  
Parcel #: N36B122 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 10 & 11 BLK 7 JOHNSON SUBD PB 1 PG 84

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

CE-W2020-0008  
2009 I.P.M.C.  
302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-W2020-0008  
2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-W2020-0008  
2009 I.P.M.C.

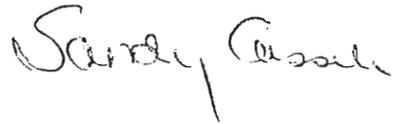
308.2 Disposal of rubbish.

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

You are being notified a violation exists on your property and your next inspection will be March 09, 2020.

Thank you for your attention in this matter.

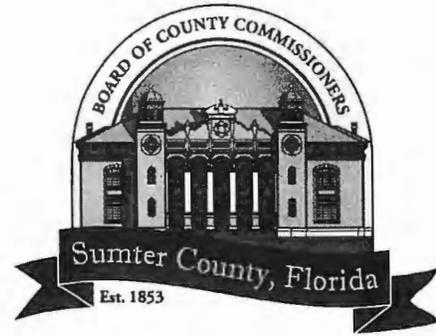
Sincerely,

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 VIOLATION**

3/10/2020

**File #: CE-W2020-0008**

JOHN HENRY JR & ELIZAB SOLOMON  
PO BOX 1496  
BUSHNELL, FL 33513-0079

Dear JOHN HENRY JR & ELIZAB SOLOMON:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 813 NW 5TH ST, Webster, FL 33597  
Parcel #: N36B122 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 10 & 11 BLK 7 JOHNSON SUBD PB 1 PG 84

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

CE-W2020-0008

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-W2020-0008

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-W2020-0008

2009 I.P.M.C.

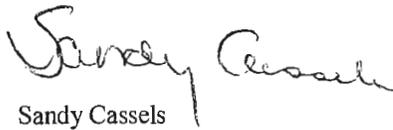
308.2 Disposal of rubbish.

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

91 7199 9991 7039 6360 3034

Failure to correct the above violations before March 26, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

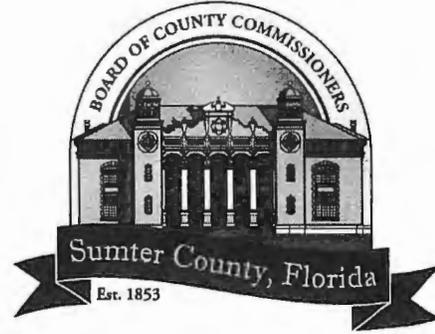
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

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

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



## **NOTICE OF HEARING**

File #: CE-W2020-0008

SOLOMON, JOHN HENRY JR & ELIZAB  
PO BOX 1496  
BUSHNELL, FL 33513-0079

YOU ARE NOTIFIED that a public hearing concerning CITY OF WEBSTER Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 5/28/2020, 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 4/27/2020.

  
CITY OF WEBSTER Code Compliance

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

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

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

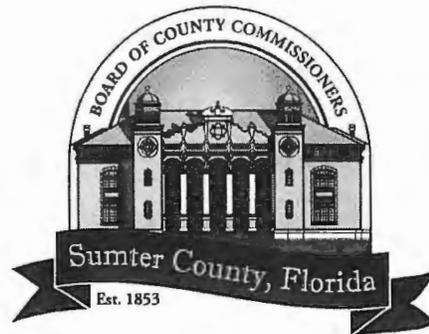
91 7199 9991 7039 6360 3195

## **Important Information Regarding Code Compliance Hearings**

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
  - a. The Statement of Violations will be read.
  - b. The alleged violator will be asked if he/she wishes to contest the charges.
  - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01.
  - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
  - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
  - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
  - g. Both parties may cross-examine witnesses and present rebuttal evidence.
  - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
  - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
  - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
  - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
    - 1) The gravity of the violation.
    - 2) Any actions taken by the violator to correct the violation.
    - 3) Any previous violations committed by the violator.

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

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



**COUNTY OF SUMTER (Petitioner)**

File #: CE-W2020-0008

vs.

SOLOMON, JOHN HENRY JR & ELIZAB (Respondent)

cc:

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

Pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF WEBSTER, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-W2020-0008

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". 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

CE-W2020-0008

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-W2020-0008

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.

2. Property Owner(s):

SOLOMON, JOHN HENRY JR & ELIZAB

3. Location of Violation: 813 NW 5TH ST, Webster, FL 33597

4. Legal Description of Property where violation exists:  
Parcel #: N36B122 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 10 & 11 BLK 7 JOHNSON SUBD PB 1 PG 84

5. Date Violation first Observed: 2/19/2020

6. Date Property owner issued notice of violation: 3/10/2020

7. Date of Notice of Violation Inspection: 3/26/2020

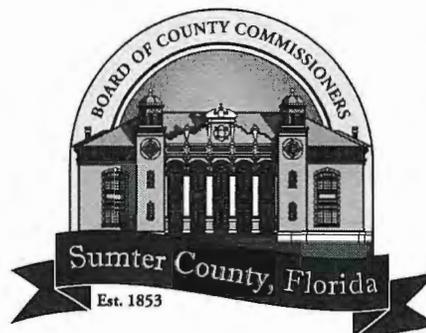
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of CITY OF WEBSTER have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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

  
\_\_\_\_\_  
Sandy Cassels

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-W2020-0008

vs.

SOLOMON, JOHN HENRY JR & ELIZAB (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, May 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 813 NW 5TH ST, Webster, FL 33597

Section/Township/Range: 362122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 10 & 11 BLK 7 JOHNSON SUBD PB 1 PG 84

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

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

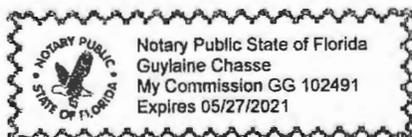
FURTHER AFFIANT SAYETH NOT

DATED this Friday, May 15, 2020.

Kevin Vann

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 15th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

---

HEARING DATE: 05/28/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-W2020-0008

---

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

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-W2020-0010 OR 971 PG 708 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: SOLOMON, IDA ESTATE OF

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No  
Posting?  Yes  No 5/15/20

What is the General Location of this property? \_\_\_\_\_ Parcel #: N36B254

What is the Property Address? 650 NW 3RD ST, Webster, FL 33597

When did this case begin? 3/9/20

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

Did you view any Code violations?  Yes  No

**What were those violations and can you explain them?**

CE-W2020-0010

2009 I.P.M.C.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions. leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE-W2020-0010

2009 I.P.M.C.

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE-W2020-0010

2009 I.P.M.C.

505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

(3/26/2020 3:42 PM KV)

I spoke with the City of Webster in regard to this property. Per the City of Webster there is still no water service connected at this property as of this date, March 26, 2020. KMV

(4/15/2020 3:06 PM KV)

Per City of Webster still no water service to this 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 5/15/2020

When was the last time you visited the property? 5/15/2020

Is property in compliance now?  Yes  No

What is staff's recommendation?

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

## STATEMENT OF CODE CASE COSTS

Date: May 26, 2020

Case: CE-W2020-0010

Name: SOLOMON, IDA ESTATE OF

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 05/15/2020 KV	50.00
NOV Inspection 04/15/2020 KV	50.00
CNV Inspection 03/26/2020 KV	50.00
Initial Inspection 03/09/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: 5/7/2020

PARCEL ID: N36B254

<< Next Lower Parcel | Next Higher Parcel >>

**2019 Certified Values**

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

Result: 1 of 1

**Owner & Property Info**

Owner's Name	SOLOMON IDA ESTATE OF		
Site Address	650 NW 3RD ST, WEBSTER, FL 33597		
Mail Address	C/O THELMA SCOTT6154 WEBSTER ST, PHILADELPHIA, PA 19143		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built	1988	Tax District	Webster (8008)
Heated Area	729 (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 18 & 19 BLK 16 JOHNSON SUBD PB 1 PG 84			

GIS Aerial



**Property & Assessment Values**

Land Value	\$2,010.00
Market Value	\$46,390.00
Assessed Value	\$35,040.00
Total Taxable Value	\$35,040.00
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
05/2002	971/704	CP	I (U)	\$0.00	SOLOMON IDA
05/2002	971/705	CP	I (U)	\$0.00	SOLOMON IDA
05/2002	971/708	CP	I (U)	\$0.00	SOLOMON IDA ESTATE OF
01/1900	0/0		I (U)		SOLOMON IDA

**Building Characteristics**

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1988	BAS=729 SF   SP=44 SF   UTL=21 SF
Note: All S.F. calculations are based on exterior building dimensions.					

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003R)	50.00 Front Feet	50.00	140.00

**Misc Features**

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 5/7/2020

Result: 1 of 1

**DISCLAIMER**

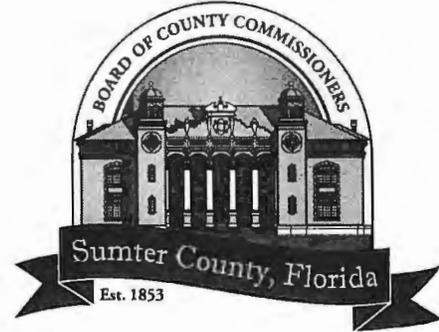
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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.

# ***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**

3/10/2020

**File #: CE-W2020-0010**

IDA ESTATE OF SOLOMON  
C/O THELMA SCOTT  
6154 Webster St  
PHILADELPHIA, PA 19143

Dear IDA ESTATE OF SOLOMON:

We regret to inform you that a violation of the CITY OF WEBSTER Code exists on your property located:

Address: 650 NW 3RD ST, Webster, FL 33597  
Parcel #: N36B254 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 18 & 19 BLK 16 JOHNSON SUBD PB 1 PG 84

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

CE-W2020-0010  
2009 I.P.M.C.  
504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE-W2020-0010  
2009 I.P.M.C.  
505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE-W2020-0010  
2009 I.P.M.C.  
505.3 Supply.

The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely and free from defects and leaks.

You are being notified a violation exists on your property and your next inspection will be March 26, 2020.

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 VIOLATION**

3/30/2020

**File #: CE-W2020-0010**

IDA ESTATE OF SOLOMON  
C/O THELMA SCOTT  
6154 Webster St  
PHILADELPHIA, PA 19143

Dear IDA ESTATE OF SOLOMON:

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

Address: 650 NW 3RD ST, Webster, FL 33597  
Parcel #: N36B254 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 18 & 19 BLK 16 JOHNSON SUBD PB 1 PG 84

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

CE-W2020-0010  
2009 I.P.M.C.  
504.1 General.

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CE-W2020-0010  
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(3/26/2020 3:42 PM KV)

I spoke with the City of Webster in regard to this property. Per the City of Webster there is still no water service connected at this property as of this date, March 26, 2020. KMV

91 7199 9991 7039 6360 2594

Failure to correct the above violations before April 14, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

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

Sandy Cassels

Development Technician

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

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401  
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## **NOTICE OF HEARING**

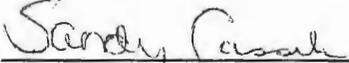
File #: CE-W2020-0010

SOLOMON, IDA ESTATE OF  
C/O THELMA SCOTT  
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YOU ARE NOTIFIED that a public hearing concerning CITY OF WEBSTER Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 5/28/2020, 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 4/27/2020.

  
\_\_\_\_\_  
CITY OF WEBSTER Code Compliance

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

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

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 3201

## Important Information Regarding Code Compliance Hearings

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  - 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.
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# ***Board of County Commissioners Sumter County, Florida***

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Website: <http://sumtercountyfl.gov>



**COUNTY OF SUMTER (Petitioner)**

File #: CE-W2020-0010

vs.

**SOLOMON, IDA ESTATE OF (Respondent)**

cc:

## **STATEMENT OF VIOLATION AND REQUEST FOR HEARING**

Pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF WEBSTER, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-W2020-0010

2009 I.P.M.C.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE-W2020-0010

2009 I.P.M.C.

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CE-W2020-0010

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(3/26/2020 3:42 PM KV)

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(4/15/2020 3:06 PM KV)

Per City of Webster still no water service to this property

2. Property Owner(s):

SOLOMON, IDA ESTATE OF  
C/O THELMA SCOTT, 6154 Webster St, PHILADELPHIA, PA 19143

3. Location of Violation: 650 NW 3RD ST, Webster, FL 33597
  
4. Legal Description of Property where violation exists:  
Parcel #: N36B254 Section/Township/Range: 362122  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOTS 18 & 19 BLK 16 JOHNSON SUBD PB 1 PG 84
  
5. Date Violation first Observed: 3/9/2020
  
6. Date Property owner issued notice of violation: 3/30/2020
  
7. Date of Notice of Violation Inspection: 4/15/2020

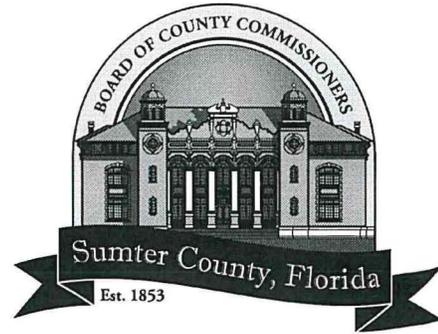
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of CITY OF WEBSTER have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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

  
\_\_\_\_\_  
Sandy Cassels

# Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-W2020-0010

vs.

SOLOMON, IDA ESTATE OF (Respondent)

cc:

## AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA  
COUNTY OF SUMTER

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

That on Friday, May 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 650 NW 3RD ST, Webster, FL 33597

Section/Township/Range: 362122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 18 & 19 BLK 16 JOHNSON SUBD PB 1 PG 84

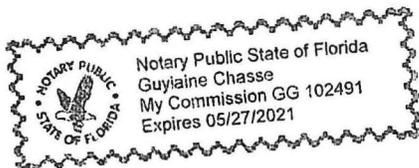
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT  
DATED this Friday, May 15, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 15th day of May, 2020.



NOTARY PUBLIC

# HEARING NOTICE

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

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HEARING DATE: 05/28/2020 TIME: 9:00 AM

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

**HEARING AUTHORITY**

- SUMTER COUNTY SPECIAL MASTER  
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE-W2020-0010

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