

BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

June 25, 2019

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

A. Affidavit of Compliance

1. None

B. Affidavit of Non-Compliance

1. CE2019-0417 Louis Gonzalez
2. CE2019-0419 Jonathan Russell

C. Pre-Hearing Compliance

1. CE2020-0090 Andrew Miller
2. CE2020-0093 Robin Watts
3. CE2020-0102 Vernon Carpenter

D. Old Business

1. CE-W2020-0010 Estate of Ida Solomon
2. CE-W2020-0014 JE & Joy Bryum

E. New Business

1. CE2020-0094 Kenneth and Marion Strong

Documents:

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

2. CE2020-0095 CR and Linda Judd

Documents:

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

3. CE2020-0097 Carroll and Teresa Musick

Documents:

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

4. CE2020-0098 Jessica Mitchell

Documents:

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

5. CE2020-0101 Vicki Runninger

Documents:

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

6. CE2020-0109 Brassboys Enterprises, Inc.

Documents:

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

7. CE2020-0112 Wilma Drew

Documents:

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

F. Public Forum

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0094

Name: STRONG, KENNETH W & MARION

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
OTHER COSTS	50.00
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 06/12/2020 KV	50.00
NOV Inspection 05/04/2020 KV	50.00
CNV Inspection 04/13/2020 KV	50.00
Total Costs	312.70

*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 #: CE2020-0094 OR 1802 PG 89 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: STRONG, KENNETH W & MARION

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 6/12/20

What is the General Location of this property? bushnell Parcel #: M11-052

What is the Property Address? 4319 CR 317B, Bushnell, FL 33513

When did this case begin? 3/25/20

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?

CE2020-0094

13-431A -1.121 FARM ANIMALS LOW
PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR
TREATING OF FARM ANIMALS
1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

(3/19/2020 11:02 AM SCO)
over 10 goats not allowed on size of 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 6/12/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

Sumter County Property Appraiser

updated: 6/12/2020

PARCEL ID: M11-052

<< 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	STRONG KENNETH W & MARION		
Site Address	4319 CR 317B, BUSHNELL, FL 33513		
Mail Address	PO BOX 699, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	11/21/21	Neighborhood	1004
Year Built	1999	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. FROM NE COR OF NE1/4 OF SE1/4 RUN W 1514.6 FT TO POB RUN W 261.3 FT S 945 FT E 261.3 FT N 945 FT TO POB LESS S 25 FT THEREOF LESS E 1/2 THEREOF LESS THE W 125 FT OF N 348.50 FT OF S 373.50 FT THEREOF		

GIS Aerial



Property & Assessment Values

Land Value	\$19,780.00
Market Value	\$93,390.00
Assessed Value	\$85,380.00
Total Taxable Value	\$85,380.00
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
04/2014	2764/448	CD	I (U)	\$100.00	STRONG KENNETH W & MARION
12/2013	2713/212	WD	I (U)	\$12,500.00	US BAN NA AS TTEES
09/2013	2676/35	CT	I (U)	\$0.00	US BAN NA AS TTEES
06/2007	1802/89	WD	I (U)	\$3,000.00	MOORE MELISSA A
03/2003	1293/431	QC	I (U)	\$0.00	HARROD DONALD L JR
11/1991	443/24	WD	I (U)	\$100.00	HARROD DONALD L JR
11/1988	377/273	WD	I (U)	\$8,200.00	HARROD DONALD L JR
11/1981	252/309	QC	I (U)	\$100.00	HARROD DONALD L JR
11/1978	208/178	WD	I (U)	\$12,500.00	HARROD DONALD L JR

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	1999	BAS=1620 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 1.1-2 AC (0102M)	1.75 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

Result: 1 of 1

DISCLAIMER

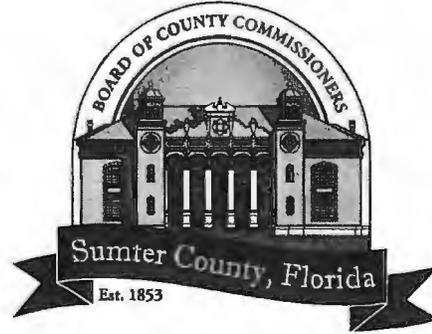
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

3/26/2020

File #: CE2020-0094

KENNETH W & MARION STRONG
PO BOX 699
BUSHNELL, FL 33513

Dear KENNETH W & MARION STRONG:

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

Address: 4319 CR 317B, Bushnell, FL 33513
Parcel #: M11-052 Section/Township/Range: 112121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
FROM NE COR OF NE1/4 OF SE1/4 RUN W 1514.6 FT TO POB RUN W 261.3 FT S 945 FT E 261.3 FT N 945
FT TO POB LESS S 25 FT THEREOF LESS E1/2 THEREOF LESS THE W 125 FT OF N 348.50 FT OF S
373.50 FT THEREOF

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

CE2020-0094

13-431A -1.121 FARM ANIMALS LOW
PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING,
TRAINING OR TREATING OF FARM ANIMALS
1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

(3/19/2020 11:02 AM SCO)
over 10 goats not allowed on size of property

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

4/14/2020

File #: CE2020-0094

KENNETH W & MARION STRONG
PO BOX 699
BUSHNELL, FL 33513

Dear KENNETH W & MARION STRONG:

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

Address: 4319 CR 317B, Bushnell, FL 33513

Parcel #: M11-052 Section/Township/Range: 112121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

FROM NE COR OF NE1/4 OF SE1/4 RUN W 1514.6 FT TO POB RUN W 261.3 FT S 945 FT E 261.3 FT N 945 FT TO POB LESS S 25 FT THEREOF LESS E 1/2 THEREOF LESS THE W 125 FT OF N 348.50 FT OF S 373.50 FT THEREOF

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

CE2020-0094

13-431A -1.121 FARM ANIMALS LOW

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING OR TREATING OF FARM ANIMALS

1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

(3/19/2020 11:02 AM SCO)

over 10 goats not allowed on size of property

Failure to correct the above violations before April 30, 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 2884

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

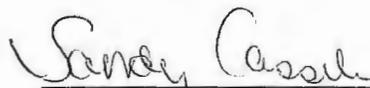
File #: CE2020-0094

STRONG, KENNETH W & MARION
PO BOX 699
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 6/25/2020, 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 5/26/2020.



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 3645

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 #: CE2020-0094

vs.

STRONG, KENNETH W & MARION (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):

CE2020-0094

13-431A -1.121 FARM ANIMALS LOW

PRODUCTION OF FARM ANIMALS OR FARM ANIMAL PRODUCTS, OR KEEPING, BREEDING, TRAINING
OR TREATING OF FARM ANIMALS

1.121 Livestock (low intensity) - where farm animals are not confined at a density of more than 3 per acre.

(3/19/2020 11:02 AM SCO)

over 10 goats not allowed on size of property

2. Property Owner(s):

STRONG, KENNETH W & MARION

3. Location of Violation: 4319 CR 317B, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M11-052 Section/Township/Range: 112121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

FROM NE COR OF NE1/4 OF SE1/4 RUN W 1514.6 FT TO POB RUN W 261.3 FT S 945 FT E 261.3 FT N 945 FT TO
POB LESS S 25 FT THEREOF LESS E 1/2 THEREOF LESS THE W 125 FT OF N 348.50 FT OF S 373.50 FT
THEREOF

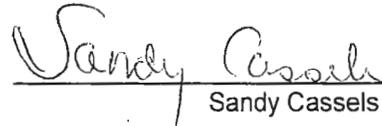
5. Date Violation first Observed: 3/25/2020

6. Date Property owner issued notice of violation: 4/14/2020

7. Date of Notice of Violation Inspection: 5/4/2020

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.

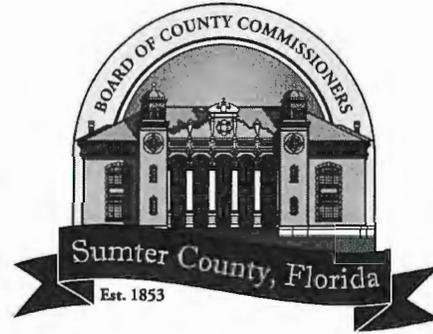
DATED this Tuesday, the 26th day of May, 2020.



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 #: CE2020-0094

vs.

STRONG, KENNETH W & MARION (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, June 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: 4319 CR 317B, Bushnell, FL 33513

Section/Township/Range: 112121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

FROM NE COR OF NE1/4 OF SE1/4 RUN W 1514.6 FT TO POB RUN W 261.3 FT S 945 FT E 261.3 FT N 945 FT TO POB LESS S 25 FT THEREOF LESS E1/2 THEREOF LESS THE W 125 FT OF N 348.50 FT OF S 373.50 FT THEREOF

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.

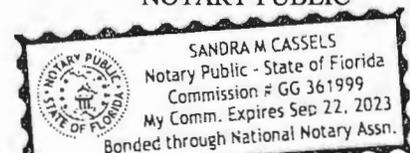
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, June 12, 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 12th day of June, 2020.

NOTARY PUBLIC



HEARING NOTICE

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

HEARING DATE: 06/12/2020 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. CE2020-0094

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

Date Produced: 04/20/2020

SUMTER COUNTY BOCC:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 2884. Our records indicate that this item was delivered on 04/16/2020 at 12:12 p.m. in BUSHNELL, FL 33513. The scanned image of the recipient information is provided below.

Signature of Recipient :


KENNETH STRONG

Address of Recipient :

PO BOX 699

BUSHNELL, FL 33513-0046

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

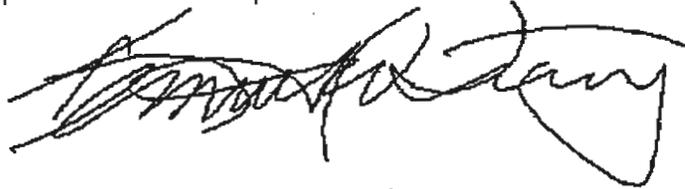
Date Produced: 06/01/2020

SUMTER COUNTY BOCC:

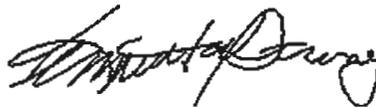
CE2020-0094

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 6360 3645. Our records indicate that this item was delivered on 05/29/2020 at 10:47 a.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.

RECEIVED

JUN 04 2020

Sumter County
Development Services

Customer Reference Number: 0363839 33525106code

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0095 OR 199 PG 740 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: JUDD, C R & LINDA E

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/12/20

What is the General Location of this property? Bushnell Parcel #: N03C001

What is the Property Address? 78 CR 540, Bushnell, FL 33513

When did this case begin? 3/26/20

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?

CE2020-0095

2009 I.P.M.C.

304.7 Roofs and drainage.

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

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 6/12/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0095

Name: JUDD, C R & LINDA E

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 06/12/2020 KV	50.00
NOV Inspection 05/05/2020 KV	50.00
CNV Inspection 04/15/2020 KV	50.00
Initial Inspection 03/26/2020 KV	50.00
Total Costs	312.70

*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: 6/12/2020

PARCEL ID: N03C001

<< 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	JUDD C R & LINDA E		
Site Address	78 CR 540, BUSHNELL, FL 33513		
Mail Address	78 CR 540, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	03/21/22	Neighborhood	6420
Year Built	1989	Tax District	County (1001)
Heated Area	4606 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
TRACTS 1 & 2 PLAT 3 SUMTER FARMS PB 2 PG71			

GIS Aerial



Property & Assessment Values

Land Value	\$78,140.00
Market Value	\$364,800.00
Assessed Value	\$312,380.00
Total Taxable Value	\$312,380.00
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
04/1978	199/649	QC	I (U)	\$0.00	UNKNOWN
04/1978	199/650	QC	I (U)	\$0.00	UNKNOWN
04/1978	199/740	WD	I (U)	\$48,000.00	JUDD C R & LINDA E
06/1972	130/148	WD	I (U)	\$44,700.00	UNKNOWN
03/1970	109/52	WD	I (U)	\$25,000.00	UNKNOWN
03/1969	100/675	WD	I (U)	\$16,500.00	UNKNOWN
10/1964	25/667	WD	I (U)	\$5,000.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1989	BAS=2362 SF CP=288 SF GAR=494 SF
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1949	BAS=1488 SF OP=60 SF
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1950	BAS=756 SF OP=132 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	acreage (0131R)	1.00 Acre		
2	Acreage 8-12 AC (0105R)	8.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Shed (SHD0)	1.00 ()	1949
2	Shed (SHD0)	1.00 ()	1950
3	Polebarn Shed (BR00)	1.00 ()	1992
4	Garage 1 (GAR1)	1.00 (14.00 x 24.00)	1993
5	Polebrn Truss WO Con (BR2)	1.00 (14.00 x 90.00)	1993
6	Polebarn Truss W/Con (BR2C)	1.00 (24.00 x 24.00)	1997
7	Utility 2 (UT2)	1.00 (30.00 x 30.00)	2001

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

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 HEARING

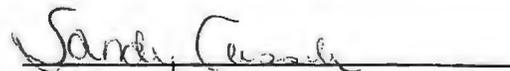
File #: CE2020-0095

JUDD, C R & LINDA E
78 CR 540
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 6/12/2020, 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 5/26/2020.


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.

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SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 3638

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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.
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 - 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.
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Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0095

vs.

JUDD, C R & LINDA E (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):

CE2020-0095

2009 I.P.M.C.

304.7 Roofs and drainage.

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

2. Property Owner(s):

JUDD, C R & LINDA E

78 CR 540, BUSHNELL, FL 33513

3. Location of Violation: 78 CR 540, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N03C001 Section/Township/Range: 32122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

TRACTS 1 & 2 PLAT 3 SUMTER FARMS PB 2 PG71

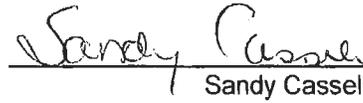
5. Date Violation first Observed: 3/26/2020

6. Date Property owner issued notice of violation: 4/16/2020

7. Date of Notice of Violation Inspection: 5/5/2020

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.

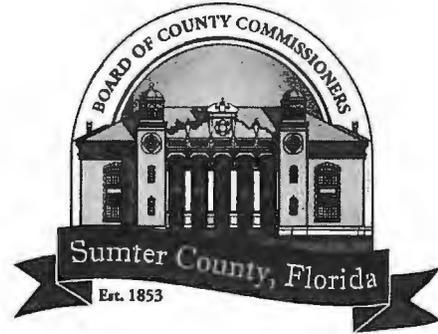
DATED this Tuesday, the 26th day of May, 2020.



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 HEARING

Corrected

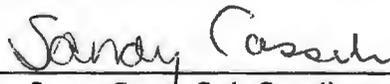
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JUDD, C R & LINDA E
78 CR 540
BUSHNELL, FL 33513

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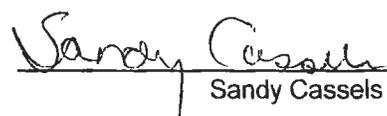
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DATED this Tuesday, the 26th day of May, 2020.


Sandy Cassels

HEARING NOTICE

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

HEARING DATE: 06/25/2020 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. CE2020-0095

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 #: CE2020-0095

vs.

JUDD, C R & LINDA E (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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CE2020-0095

2009 I.P.M.C.

304.7 Roofs and drainage.

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2. Property Owner(s):

JUDD, C R & LINDA E

78 CR 540, BUSHNELL, FL 33513

3. Location of Violation: 78 CR 540, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: N03C001 Section/Township/Range: 32122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

TRACTS 1 & 2 PLAT 3 SUMTER FARMS PB 2 PG71

5. Date Violation first Observed: 3/26/2020

6. Date Property owner issued notice of violation: 4/16/2020

7. Date of Notice of Violation Inspection: 5/5/2020

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0097 OR 2769 PG 121 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: MUSICK, CARROLL W & TERESA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/11/20

What is the General Location of this property? The Villages Parcel #: G27B006

What is the Property Address? 499 FOREST BLD, WILDWOOD, FL 34785

When did this case begin? 3/26/20

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?

CE2020-0097

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.

(3/23/2020 2:08 PM SCO)

Carport requires 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 6/11/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0097

Name: MUSICK, CARROLL W & TERESA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
NOV LETTER	6.10
CNV LETTER	0.50
RFH LETTER	6.10
RFH Inspection 06/11/2020 KV	50.00
NOV Inspection 05/08/2020 KV	50.00
CNV Inspection 04/17/2020 KV	50.00
Initial Inspection 03/26/2020 KV	50.00
Total Costs	312.70

*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: 6/12/2020

PARCEL ID: G27B006

<< 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	MUSICK CARROLL W & TERESA		
Site Address	499 FOREST BLVD, WILDWOOD, FL 34785		
Mail Address	499 FOREST BLVD, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	27/19/23	Neighborhood	2019
Year Built	2014	Tax District	County (1001)
Heated Area	1860 (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 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C			

GIS Aerial



Property & Assessment Values

Land Value	\$18,400.00
Market Value	\$99,510.00
Assessed Value	\$81,040.00
Total Taxable Value	\$31,040.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
04/2019	3550/776	WD	I (Q)	\$173,000.00	MUSICK CARROLL W & TERESA
04/2014	2769/121	WD	V (Q)	\$8,000.00	LAMKIN RUSSELL & BERNADETTE
12/2013	2713/729	FJ	I (U)	\$0.00	WALDEN WILLIAM RAY
08/2012	2485/205	WD	V (Q)	\$1,200.00	WALDEN WILLIAM RAY
03/2006	1550/18	QC	V (U)	\$100.00	BATTERSBY PATRICIA C
03/2006	1550/20	WD	I (U)	\$100.00	BATTERSBY WILBUR C & PATRICIA
12/2004	1302/324	WD	I (Q)	\$22,000.00	BATTERSBY PATRICIA C

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	2014	BAS=1860 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Timberwood PHASE III-REG (2016M)	1.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 4 (GAR4)	1.00 (31.00 x 22.00)	2015
2	Carport/Open Porch 4 (PC4)	1.00 (25.00 x 22.00)	2015
3	Screened Porch 4 (SP4)	1.00 (22.00 x 12.00)	2015

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

Result: 1 of 1

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Sumter County, Florida**

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

3/30/2020

File #: **CE2020-0097**

CARROLL W & TERESA MUSICK
499 FOREST BLVD
WILDWOOD, FL 34785

Dear CARROLL W & TERESA MUSICK:

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

Address: 499 FOREST BLD, WILDWOOD, FL 34785

Parcel #: G27B006 Section/Township/Range: 271923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

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

CE2020-0097

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.

(3/23/2020 2:08 PM SCO)

Carport requires permit

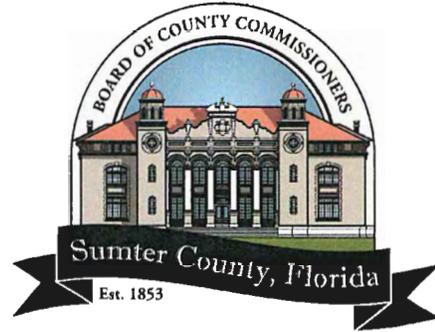
You are being notified a violation exists on your property and your next inspection will be April 14, 2020.

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

4/21/2020

File #: CE2020-0097

CARROLL W & TERESA MUSICK
499 FOREST BLVD
WILDWOOD, FL 34785

Dear CARROLL W & TERESA MUSICK:

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

Address: 499 FOREST BLD, WILDWOOD, FL 34785
Parcel #: G27B006 Section/Township/Range: 271923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

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

CE2020-0097
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(3/23/2020 2:08 PM SCO)
Carport requires permit

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

Sincerely,

Guylaine Chasse
Development Technician

9606 0969 6E02 7692 9991 7666 9991 7172 7176

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 #: CE2020-0097

MUSICK, CARROLL W & TERESA
499 FOREST BLVD
WILDWOOD, FL 34785

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 - 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 #: CE2020-0097

vs.

MUSICK, CARROLL W & TERESA (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):**

CE2020-0097

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.

(3/23/2020 2:08 PM SCO)

Carport requires permit

2. **Property Owner(s):**

MUSICK, CARROLL W & TERESA

3. **Location of Violation:** 499 FOREST BLD, WILDWOOD, FL 34785

LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

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

Parcel #: G27B006 Section/Township/Range: 271923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

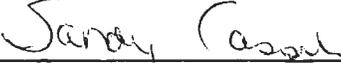
5. **Date Violation first Observed:** 3/26/2020

6. **Date Property owner issued notice of violation:** 4/21/2020

7. **Date of Notice of Violation Inspection:** 5/8/2020

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

DATED this Tuesday, the 26th day of May, 2020.



Sandy Cassels

HEARING NOTICE

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

HEARING DATE: 06/25/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

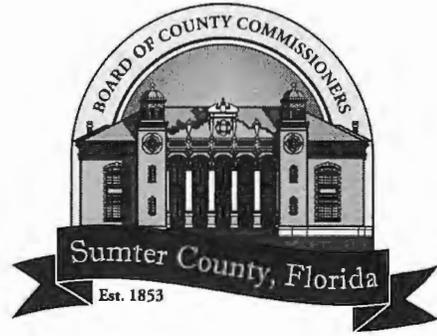
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0097

**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 #: CE2020-0097

vs.

MUSICK, CARROLL W & TERESA (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, June 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: 499 FOREST BLD, WILDWOOD, FL 34785

Section/Township/Range: 271923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

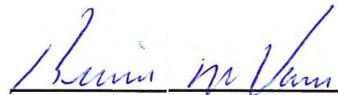
LOT 6 TIMBERWOODS ESTATES PHASE III A REPLAT OF TIMBERWOODS ESTATES PB 5 PGS 48-48C

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, June 11, 2020.

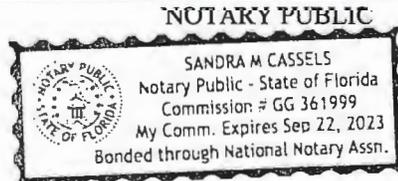


Kevin Vann

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



Sandra M Casseles



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0098 OR 1403 PG 536 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: MITCHELL, JESSICA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/12/20

What is the General Location of this property? _____ Parcel #: N23-016

What is the Property Address? 1599 E C-48, Bushnell, FL 33513

When did this case begin? 3/27/20

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?

CE2020-0098

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.

CE2020-0098

2009 I.P.M.C.

604.1 Facilities required.

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

CE2020-0098

2009 I.P.M.C.

604.3 Electrical system hazards.

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

(3/24/2020 3:49 PM SCO)

The meter pole is not secure and is leaning on another pole.

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 6/12/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0098

Name: MITCHELL, JESSICA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 06/12/2020 KV	50.00
NOV Inspection 05/05/2020 KV	50.00
CNV Inspection 04/15/2020 KV	50.00
Initial Inspection 03/27/2020 KV	50.00
Total Costs	312.70

*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: 6/12/2020

PARCEL ID: N23-016

<< 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	MITCHELL JESSICA		
Site Address	1599 E C-48, WEBSTER, FL 33597		
Mail Address	PO BOX 699, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	23/21/22	Neighborhood	1004
Year Built	1980	Tax District	County (1001)
Heated Area	672 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
N 500 FT OF SW 1/4 OF NE 1/4 LESS W 420 FT & LESS E 432 FT & LESS RD RW ACROSS THEN SIDE THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$39,680.00
Market Value	\$53,710.00
Assessed Value	\$16,630.00
Total Taxable Value	\$0.00
Exemptions	\$16,630
	\$0
	\$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
03/2019	3544/349	QC	I (U)	\$100.00	MITCHELL JESSICA
02/2017	3374/561	QC	I (U)	\$100.00	MITCHELL JESSICA
08/2016	3148/23	QC	I (U)	\$100.00	KRUPLA CHARLES F & AVA S (JT)
06/2005	1403/536	DC	I (U)	\$0.00	KRUPLA CHARLES F
08/1998	698/409	WD	I (U)	\$18,000.00	KRUPLA CHARLES F &
03/1998	678/630	WD	I (U)	\$100.00	KRUPLA CHARLES F &
02/1998	674/471	WD	I (Q)	\$25,000.00	KRUPLA CHARLES F &
07/1995	559/88	WD	I (Q)	\$25,000.00	KRUPLA CHARLES F &
07/1993	487/471	WD	V (U)	\$100.00	KRUPLA CHARLES F &

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	1980	BAS=672 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 (0104M)	4.96 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 1 (PC1)	1.00 (16.00 x 10.00)	1993
2	Shed (SHDO)	1.00 ()	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

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

3/30/2020

File #: CE2020-0098

JESSICA MITCHELL
PO BOX 699
BUSHNELL, FL 33513

Dear JESSICA MITCHELL:

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

Address: 1599 E C-48, Bushnell, FL 33513

Parcel #: N23-016 Section/Township/Range: 232122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

N 500 FT OF SW1/4 OF NE1/4 LESS W 420 FT& LESS E 432 FT & LESS RD R/W ACROSS THEN SIDE THEREOF

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

CE2020-0098

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.

CE2020-0098

2009 I.P.M.C.

604.1 Facilities required.

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

CE2020-0098

2009 I.P.M.C.

604.3 Electrical system hazards.

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

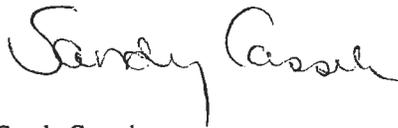
(3/24/2020 3:49 PM SCO)

The meter pole is not secure and is leaning on another pole.

You are being notified a violation exists on your property and your next inspection will be April 15, 2020.

Thank you for your attention in this matter.

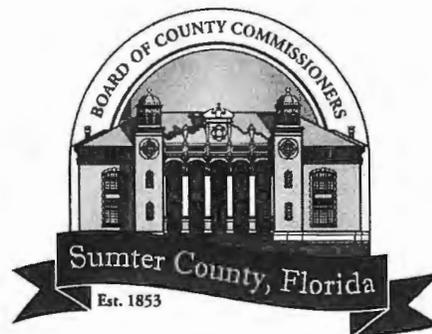
Sincerely,

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

4/16/2020

File #: CE2020-0098

JESSICA MITCHELL
PO BOX 699
BUSHNELL, FL 33513

Dear JESSICA MITCHELL:

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

Address: 1599 E C-48, Bushnell, FL 33513
Parcel #: N23-016 Section/Township/Range: 232122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
N 500 FT OF SW1/4 OF NE1/4 LESS W 420 FT& LESS E 432 FT & LESS RD R/W ACROSS THEN SIDE
THEREOF

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

CE2020-0098

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 May 05, 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 2914

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

Corrected

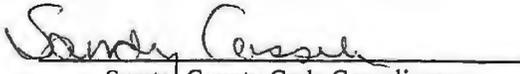
File #: CE2020-0098

MITCHELL, JESSICA
PO BOX 699
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 6/25/2020, 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 5/26/2020.


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

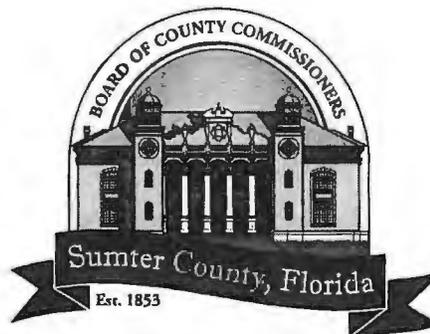
91 7199 9991 7039 6360 3706

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.
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Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0098

vs.

MITCHELL, JESSICA (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):
CE2020-0098

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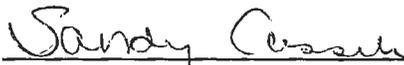
2. Property Owner(s):

MITCHELL, JESSICA

3. Location of Violation: 1599 E C-48, Bushnell, FL 33513
4. Legal Description of Property where violation exists:
Parcel #: N23-016 Section/Township/Range: 232122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
N 500 FT OF SW1/4 OF NE1/4 LESS W 420 FT & LESS E 432 FT & LESS RD R/W ACROSS THEN SIDE THEREOF
5. Date Violation first Observed: 3/27/2020
6. Date Property owner issued notice of violation: 4/16/2020
7. Date of Notice of Violation Inspection: 5/5/2020

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 Tuesday, the 26th day of May, 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 HEARING

File #: CE2020-0098

MITCHELL, JESSICA
PO BOX 699
BUSHNELL, FL 33513

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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 5/26/2020.



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.

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SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 3614

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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.
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 - 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 #: CE2020-0098

vs.

MITCHELL, JESSICA (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):
CE2020-0098

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.

CE2020-0098
2009 I.P.M.C.

604.1 Facilities required.

Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

CE2020-0098
2009 I.P.M.C.

604.3 Electrical system hazards.

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

(3/24/2020 3:49 PM SCO)

The meter pole is not secure and is leaning on another pole.

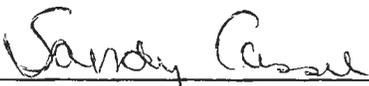
2. Property Owner(s):

MITCHELL, JESSICA

3. Location of Violation: 1599 E C-48, Bushnell, FL 33513
4. Legal Description of Property where violation exists:
Parcel #: N23-016 Section/Township/Range: 232122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
N 500 FT OF SW1/4 OF NE1/4 LESS W 420 FT& LESS E 432 FT & LESS RD R/W ACROSS THEN SIDE THEREOF
5. Date Violation first Observed: 3/27/2020
6. Date Property owner issued notice of violation: 4/16/2020
7. Date of Notice of Violation Inspection: 5/5/2020

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.

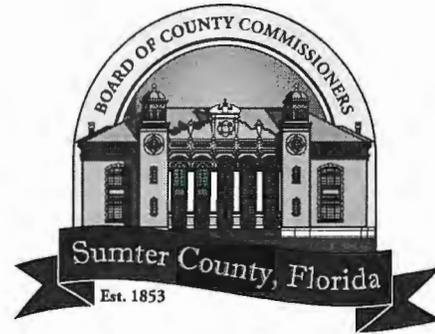
DATED this Tuesday, the 26th day of May, 2020.



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 #: CE2020-0098

vs.

MITCHELL, JESSICA (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, June 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: 1599 E C-48, Bushnell, FL 33513

Section/Township/Range: 232122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

N 500 FT OF SW1/4 OF NE1/4 LESS W 420 FT& LESS E 432 FT & LESS RD R/W ACROSS THEN SIDE THEREOF

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.

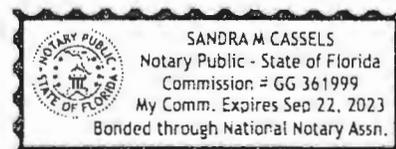
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, June 12, 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 12th day of June, 2020.

NOTARY PUBLIC



HEARING NOTICE

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

HEARING DATE: 06/25/2020 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. CE2020-0098

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

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0101

Name: RUNNINGER, VICKI I

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
NOV LETTER	6.10
CNV LETTER	0.50
RFH LETTER	6.10
RFH Inspection 06/11/2020 KV	50.00
NOV Inspection 05/08/2020 KV	50.00
Inspection 04/30/2020 KV	50.00
CNV Inspection 04/20/2020 KV	50.00
Initial Inspection 04/01/2020 KV	50.00
Total Costs	362.70

*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 #: CE2020-0101 OR 965 PG 281 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: RUNNINGER, VICKI I

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/11/20

What is the General Location of this property? _____ Parcel #: F32J038

What is the Property Address? 2391 CR 451, Lake Panasoffkee, FL 33538

When did this case begin? 4/1/20

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?

CE2020-0101

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 6/11/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

Sumter County Property Appraiser

updated: 6/12/2020

PARCEL ID: F32J038

<< 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	RUNNINGER VICKI I		
Site Address	2391 CR 451, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 703, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	1969	Tax District	County (1001)
Heated Area	1080 (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 & 5 BLK L TRACY'S PT 6TH ADD PB 3 PG 9			

GIS Aerial



Property & Assessment Values

Land Value	\$14,170.00
Market Value	\$87,020.00
Assessed Value	\$51,090.00
Total Taxable Value	\$19,500.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$1,090 33 - Widows \$500 35 - Disabled Ex-Service Member \$5,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2015	3458/34	DC	I (U)	\$0.00	RUNNINGER VICKI I
04/2002	965/281	WD	I (U)	\$100.00	RUNNINGER ROBERT E & VICKI I
04/1983	271/312	WD	I (Q)	\$6,000.00	RUNNINGER ROBERT E.
03/1982	269/418	WD	I (Q)	\$28,000.00	RUNNINGER ROBERT E.
11/1979	223/747	WD	I (Q)	\$4,000.00	RUNNINGER ROBERT E.
06/1973	142/482	WD	I (Q)	\$1,000.00	RUNNINGER ROBERT E.
11/1966	80/267	WD	I (Q)	\$795.00	RUNNINGER ROBERT E.
11/1965	72/572	WD	I (Q)	\$800.00	RUNNINGER ROBERT E.

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1969	BAS=1080 SF SP=144 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	160.00 Front Feet	160.00	100.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Porch (EP2)	1.00 (12.00 x 36.00)	1997
2	Carpert/Open Porch 2 (PC2)	1.00 (18.00 x 24.00)	1999
3	Carpert/Open Porch 2 (PC2)	1.00 (13.00 x 32.00)	2001

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

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**

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

4/2/2020

File #: CE2020-0101

VICKI I RUNNINGER
PO BOX 703
LAKE PANASOFFKEE, FL 33538-0703

Dear VICKI I RUNNINGER:

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

Address: 2391 CR 451, Lake Panasoffkee, FL 33538
Parcel #: F32J038 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 4 & 5 BLK L TRACYS PT 6TH ADD PB 3 PG 9

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

CE2020-0101

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.

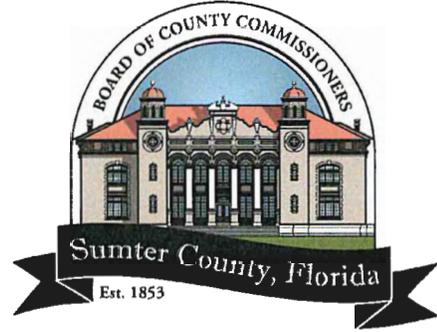
You are being notified a violation exists on your property and your next inspection will be April 20, 2020.

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 VIOLATION

4/21/2020

File #: CE2020-0101

VICKI I RUNNINGER
PO BOX 703
LAKE PANASOFFKEE, FL 33538-0703

Dear VICKI I RUNNINGER:

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

Address: 2391 CR 451, Lake Panasoffkee, FL 33538
Parcel #: F32J038 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 4 & 5 BLK L TRACYS PT 6TH ADD PB 3 PG 9

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

CE2020-0101

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 May 08, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Gylaine Chasse
Development Technician

11 7299 9991 7039 6360 2921
T262 0969 6666 6671 76

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

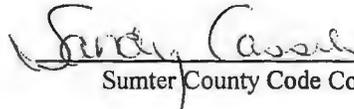
File #: CE2020-0101

RUNNINGER, VICKI I
PO BOX 703
LAKE PANASOFFKEE, FL 33538-0703

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 6/25/2020, 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 5/26/2020.


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 3591

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 #: CE2020-0101

vs.

RUNNINGER, VICKI I (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):
CE2020-0101

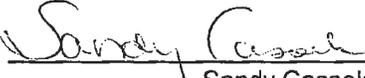
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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2. Property Owner(s):
RUNNINGER, VICKI I
3. Location of Violation: 2391 CR 451, Lake Panasoffkee, FL 33538
LOT 4 & 5 BLK L TRACYS PT 6TH ADD PB 3 PG 9
4. Legal Description of Property where violation exists:
Parcel #: F32J038 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 4 & 5 BLK L TRACYS PT 6TH ADD PB 3 PG 9
5. Date Violation first Observed: 4/1/2020
6. Date Property owner issued notice of violation: 4/21/2020
7. Date of Notice of Violation Inspection: 5/8/2020

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

DATED this Tuesday, the 26th day of May, 2020.



Sandy Cassels

HEARING NOTICE

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

HEARING DATE: 06/25/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

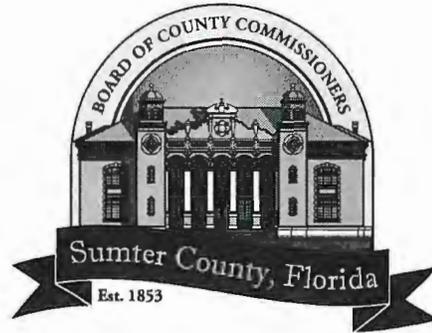
- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0101

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 #: CE2020-0101

vs.

RUNNINGER, VICKI I (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, June 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: 2391 CR 451, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 4 & 5 BLK L TRACYS PT 6TH ADD PB 3 PG 9

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.

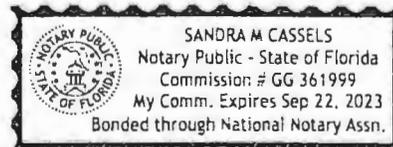
FURTHER AFFIANT SAYETH NOT

DATED this Thursday, June 11, 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 11th day of June, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0109 OR 1160 PG 143 Zoning: R2

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: BRASSBOYS, ENTERPRISES INC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/11/20

What is the General Location of this property? WILDWOOD AREA Parcel #: D28-006

What is the Property Address? 5473 CR 122, Wildwood, FL 34785

When did this case begin? 4/8/20

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?

CE2020-0109

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

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

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 6/11/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0109

Name: BRASSBOYS, ENTERPRISES INC

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 06/11/2020 KV	50.00
NOV Inspection 05/14/2020 KV	50.00
CNV Inspection 04/27/2020 KV	50.00
Initial Inspection 04/08/2020 KV	50.00
Total Costs	312.70

*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: 6/12/2020

PARCEL ID: D28-006

<< 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	BRASSBOYS ENTERPRISES INC		
Site Address	5473 CR 122, WILDWOOD, FL 34785		
Mail Address	633 SILVER RD., OCALA, FL 34472		
Use Desc. (code)	GOLF COURSES (03800)		
Sec/Twp/Rng	28/18/23	Neighborhood	1007
Year Built	1974	Tax District	County (1001)
Heated Area	6198 (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 NW COR RUN S 00 DEG 01' 48 W 150 FT S 89 DEG 55' 00" E 150 FT TO POB THENCE S 0 DEG 01' 48" W 1835.64 FT N 89 DEG 58' 58" E 1172.79 FT S 0 DEG 01' 27" W 660.48 FT N 89 DEG 55' 15" E 2644.47 FT N 0 DEG 00' 52" W 661.98 FT S 89 DEG 55' 20" W 375.24 FT N 38 DEG 08' 20" W 522.75 FT N 64 DEG 39' 00" W 653.77 FT S 89 DEG 55' 40" W 137.86 FT S 0 DEG 04' 20" E 100 FT S 89 DEG 55' 40" W ...more>>			

GIS Aerial



Property & Assessment Values

Land Value	\$640,020.00
Market Value	\$1,385,170.00
Assessed Value	\$1,385,170.00
Total Taxable Value	\$1,385,170.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
12/2003	1160/143		I (U)	\$0.00	BRASSBOYS ENTERPRISES INC
03/2001	861/447	WD	I (Q)	\$181,000.00	BRASSBOYS ENTERPRISES INC
04/1997	649/247	WD	I (Q)	\$295,000.00	BRASSBOYS ENTERPRISES INC
06/1994	520/432	WD	I (Q)	\$295,000.00	BRASSBOYS ENTERPRISES INC
12/1989	399/746	WD	I (U)	\$100.00	BRASSBOYS ENTERPRISES INC
11/1989	397/152	WD	I (Q)	\$45,000.00	BRASSBOYS ENTERPRISES INC
11/1989	397/154	QC	I (U)	\$100.00	BRASSBOYS ENTERPRISES INC
07/1969	103/98	WD	I (U)	\$100.00	BRASSBOYS ENTERPRISES INC
10/1966	80/102	WD	V (Q)	\$20,000.00	BRASSBOYS ENTERPRISES INC

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Commercial	Com Class 250 (C25)	Wall Type 1	1974	BAS=96 SF CAN=300 SF
Show Sketch	Commercial	Com Class 350 (C35)	Wall Type 1	1967	BAS=5950 SF CAN=1357 SF
Show Sketch	Commercial	Com Class 250 (C25)	Wall Type 3	1976	BAS=152 SF CAN=828 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Golf Courses (acreage) (3803C)	96.37 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carpport/Open Porch 2 (PC2)	1.00 (72.00 x 20.00)	1988
2	Carpport/Open Porch 2 (PC2)	1.00 (60.00 x 49.00)	1986
3	Butler Farmstead (BB1)	1.00 (50.00 x 40.00)	1974
4	Carpport/Open Porch 2 (PC2)	1.00 (36.00 x 12.00)	1977
5	Utility (UT0)	1.00 ()	1975
6	MISC Flat Value (MISC)	1.00 ()	1967
7	Swim Pool Commercial (POLC)	1.00 (75.00 x 30.00)	1967
8	Carpport/Open Porch 2 (PC2)	1.00 (96.00 x 22.00)	1967
9	Concrete 4 Depth (CON1)	1.00 ()	1900
10	Asphalt Grade 1 (PAV1)	1.00 ()	1900
11	Carpport/Open Porch 1 (PC1)	1.00 (40.00 x 34.00)	1995
12	Golf Holes (GH)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

Result: 1 of 1

DISCLAIMER

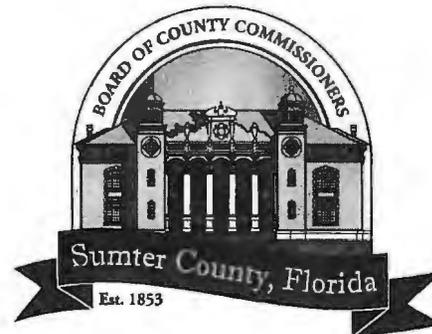
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

4/9/2020

File #: CE2020-0109

ENTERPRISES INC BRASSBOYS
5473 CR 122
WILDWOOD, FL 34785-9103

Dear ENTERPRISES INC BRASSBOYS:

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

Address: 5473 CR 122, Wildwood, FL 34785

Parcel #: D28-006 Section/Township/Range: 281823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

COMM AT NW COR RUN S 00 DEG 01 MIN 48 SEC W 150 FT S 89 DEG 55 MIN 00 SEC E 150 FT TO POB
THENCE S 0 DEG 01 MIN 48 SEC W 1835.64 FT N 89 DEG 58 MIN 58 SEC E 1172.79 FT S 0 DEG 01 MIN
27 SEC W 660.48 FT N 89 DEG 55 MIN 15 SEC E 2644.47 FT N 0 DEG 00 MIN 52 SEC W 661.98 FT S 89

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

CE2020-0109

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

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

You are being notified a violation exists on your property and your next inspection will be April 27, 2020.

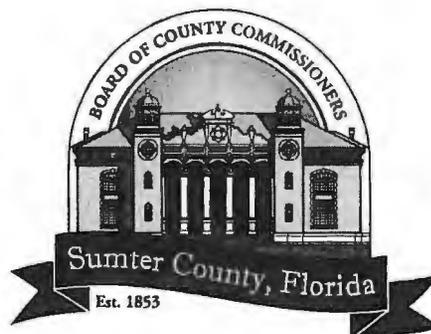
Thank you for your attention in this matter.

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

4/28/2020

File #: CE2020-0109

ENTERPRISES INC BRASSBOYS
5473 CR 122
WILDWOOD, FL 34785-9103

Dear ENTERPRISES INC BRASSBOYS:

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

Address: 5473 CR 122, Wildwood, FL 34785

Parcel #: D28-006 Section/Township/Range: 281823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

COMM AT NW COR RUN S 00 DEG 01 MIN 48 SEC W 150 FT S 89 DEG 55 MIN 00 SEC E 150 FT TO POB
THENCE S 0 DEG 01 MIN 48 SEC W 1835.64 FT N 89 DEG 58 MIN 58 SEC E 1172.79 FT S 0 DEG 01 MIN
27 SEC W 660.48 FT N 89 DEG 55 MIN 15 SEC E 2644.47 FT N 0 DEG 00 MIN 52 SEC W 661.98 FT S 89

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

CE2020-0109

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

Failure to correct the above violations before May 14, 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 3324

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

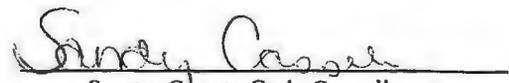
File #: CE2020-0109

BRASSBOYS, ENTERPRISES INC
5473 CR 122
WILDWOOD, FL 34785-9103

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 6/25/2020, 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 5/26/2020.


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 3560

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 #: CE2020-0109

vs.

BRASSBOYS, ENTERPRISES INC (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

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

CE2020-0109

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

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

2. **Property Owner(s):**

BRASSBOYS, ENTERPRISES INC

3. **Location of Violation:** 5473 CR 122, Wildwood, FL 34785

BEG 150 FT S & 150 FT E OF NW COR OF SEC RUN S 0 DEG 01 MIN 48 SEC W 1830.96 FT N 89 DEG 5 7 MIN 48 SEC E 1179.27 FTS 0 DEG 01 MIN 30 SEC W 660.82 F T N 89 DEG 55 MIN 20 SEC E 2587.27 FT ON THE 1/4 SEC LINE N 0 DEG 01 MIN E 561.98 FTS 89 DEG 55 MIN 20 SEC W 374.12 FT N 38 DEG 08 MIN 20 SEC W 545.19 FT N 64 DEG 39 MIN W 60 7.66 FT S 89 DEG 55 MIN 40SEC W275.30 FT S 58 DEG 25 MIN 20 SEC W 518.04 FT S 76 DEG 43MIN 40 SEC W 369.15 FT N 79 DEG 41 MIN W 380.28 FT N58 DEG 28 MIN 30 SEC W 312.64 FT N 0 DEG 01 MIN 30 SEC E 635.71 FT N 89 DEG 55 MIN 20 SEC E 150 FT N 0 DEG 01 MIN30 SEC E 678.93 FT N 89 DEG 55 MIN W 939 FT TO POB LESS CO RD & N 10 FT OF NE1/4 OF SW1/4 AND N 10 FT OF OF NW 1/4OF SE1/4 AND THE N 10 FT OF N 1/2 OF S 1/2 OF SEC BORDERED ON W SIDE BY LOT 20 FAIRWAYS AT ROLLING HILLS PB 4 PG 87AND ON E SIDE BY E LINE OF NW 1/4 OF SE 1/4

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

Parcel #: D28-006 Section/Township/Range: 281823

Subdivision: Tract:

Block: Lot(s):

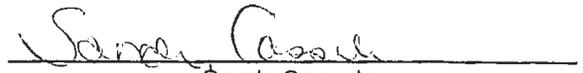
Legal Description (partial):

COMM AT NW COR RUN S 00 DEG 01 MIN 48 SEC W 150 FT S 89 DEG 55 MIN 00 SEC E 150 FT TO POB
THENCE S 0 DEG 01 MIN 48 SEC W 1835.64 FT N 89 DEG 58 MIN 58 SEC E 1172.79 FT S 0 DEG 01 MIN 27 SEC
W 660.48 FT N 89 DEG 55 MIN 15 SEC E 2644.47 FT N 0 DEG 00 MIN 52 SEC W 661.98 FT S 89 DEG 55 MIN 20

5. Date Violation first Observed: 4/8/2020
6. Date Property owner issued notice of violation: 4/28/2020
7. Date of Notice of Violation Inspection: 5/14/2020

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

DATED this Tuesday, the 26th day of May, 2020.



Sandy Cassels

HEARING NOTICE

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

HEARING DATE: 06/25/2020 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. CE2020-0109

**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 #: CE2020-0109

vs.

BRASSBOYS, ENTERPRISES INC (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, June 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: 5473 CR 122, Wildwood, FL 34785

Section/Township/Range: 281823

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

COMM AT NW COR RUN S 00 DEG 01 MIN 48 SEC W 150 FT S 89 DEG 55 MIN 00 SEC E 150 FT TO POB
THENCE S 0 DEG 01 MIN 48 SEC W 1835.64 FT N 89 DEG 58 MIN 58 SEC E 1172.79 FT S 0 DEG 01 MIN 27
SEC W 660.48 FT N 89 DEG 55 MIN 15 SEC E 2644.47 FT N 0 DEG 00 MIN 52 SEC W 661.98 FT S 89 DEG 55

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.

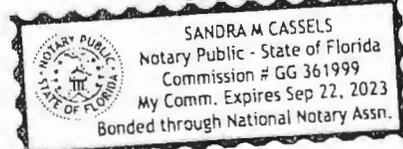
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, June 11, 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 11th day of June, 2020.

NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: June 16, 2020

Case: CE2020-0112

Name: DREW, WILMA JEAN

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
NOV LETTER	6.10
CNV LETTER	0.50
RFH LETTER	6.10
RFH Inspection 06/12/2020 KV	50.00
NOV Inspection 05/21/2020 KV	50.00
CNV Inspection 05/01/2020 KV	50.00
Initial Inspection 04/13/2020 KV	50.00
Total Costs	312.70

*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 #: CE2020-0112 OR 1489 PG 11 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: DREW, WILMA JEAN

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 6/12/20

What is the General Location of this property? Bushnell Parcel #: N17G322

What is the Property Address? 1652 CR 607C, Bushnell, FL 33513

When did this case begin? 4/13/20

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?

CE2020-0112

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 6/12/2020

When was the last time you visited the property? 4/13/2020

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.

Sumter County Property Appraiser

updated: 6/12/2020

PARCEL ID: N17G322

<< 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	RHODES HOLLY M		
Site Address	1652 CR 607C, BUSHNELL, FL 33513		
Mail Address	1652 CR 607C, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	17/21/22	Neighborhood	6426
Year Built	1990	Tax District	County (1001)
Heated Area	936 (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 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 96 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$6,080.00
Market Value	\$145,480.00
Assessed Value	\$85,400.00
Total Taxable Value	\$35,400.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale Vlt (Qual)	Sale Price	Grantor
05/2020	3764/265	WD	I (Q)	\$124,900.00	RHODES HOLLY M
07/2016	3133/431	WD	I (Q)	\$105,000.00	DREW WILMA JEAN
11/2013	2704/787	WD	I (U)	\$50,000.00	YOUNG CYNTHIA
04/2013	2595/264	WD	I (U)	\$89,400.00	FEDERAL HOME LOAN MORTGAGE
03/2013	2581/643	CT	I (U)	\$100.00	US BANK NA
11/2005	1489/11	WD	I (Q)	\$135,000.00	LAWLER ROBERT W
09/1991	444/400	QC	I (U)	\$100.00	GOODRUM BETTY L
03/1990	404/134	WD	I (U)	\$10,000.00	GOODRUM BETTY L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	1990	BAS=936 SF GAR=378 SF OP=108 SF SP=160 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	RES FF (1017R)	72.30 Front Feet	72.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 6/12/2020

Result: 1 of 1

DISCLAIMER

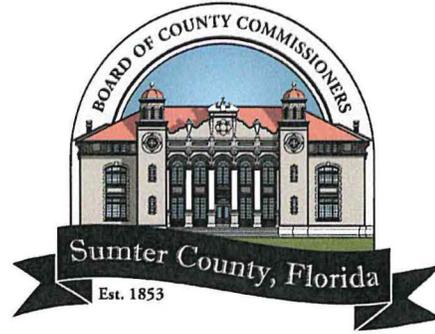
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

5/4/2020

File #: CE2020-0112

WILMA JEAN DREW
1652 CR 607X
BUSHNELL, FL 33513

Dear WILMA JEAN DREW:

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

Address: 1652 CR 607C, Bushnell, FL 33513
Parcel #: N17G322 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 56
1/2

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

CE2020-0112

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 May 20, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Guylaine Chasse

Development Technician

TEEE 09E9 6E0Z 7666 66T2 76
7799 9991 7666 7039 6960 3333

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

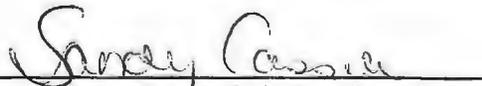
File #: CE2020-0112

DREW, WILMA JEAN
1652 CR 607X
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 6/25/2020, 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 5/26/2020.


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

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Important Information Regarding Code Compliance Hearings

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

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0112

vs.

DREW, WILMA JEAN (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):

CE2020-0112

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):

DREW, WILMA JEAN

3. Location of Violation: 1652 CR 607C, Bushnell, FL 33513

LOT 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 56 1/2

4. Legal Description of Property where violation exists:

Parcel #: N17G322

Section/Township/Range: 172122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 56 1/2

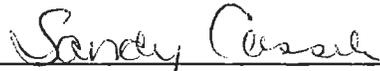
5. Date Violation first Observed: 4/13/2020

6. Date Property owner issued notice of violation: 5/4/2020

7. Date of Notice of Violation Inspection: 5/21/2020

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 Tuesday, the 26th day of May, 2020.



Sandy Cassels

HEARING NOTICE

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

HEARING DATE: 06/25/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

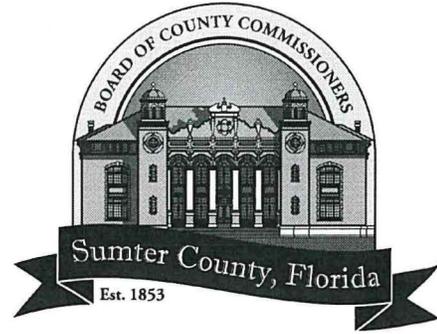
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2020-0112

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

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0112

vs.

DREW, WILMA JEAN (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, June 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: 1652 CR 607C, Bushnell, FL 33513

Section/Township/Range: 172122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 22 AND THE W 1/2 OF LOT 23 BLK 3 BUSHNELL PARK & SUMTER GARDENS PLAT 27 PB 2 PG 56 1/2

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 Friday, June 12, 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 12th day of June, 2020.

NOTARY PUBLIC

