

BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

July 30, 2020

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

A. Affidavit of Compliance

B. Affidavit of Non-Compliance

C. Pre-Hearing Compliance

D. Old Business

E. New Business

1. CE2019-0181 Jerry Tinker

Documents:

[Attorney Questionnaire, staff cost, etc.pdf](#)

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

2. CE2020-0089 Audrey Lewis

Documents:

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

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

3. CE2020-0110 Marion Houde

Documents:

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

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

4. CE2020-0114 Rodney Stokes and Jessica Patterson

Documents:

[Attorney Questionnaire, Cost sheet, etc.pdf](#)

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

5. **CE2020-0117 Karmen Duncan**

Documents:

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

6. **CE2020-0120 Shawn Ross**

Documents:

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

7. **CE2020-0125 Joyce Thompson**

Documents:

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

8. **CE2020-0127 Yaneth and Carbajal Hernandez**

Documents:

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

9. **CE2020-0129 Jason Riley**

Documents:

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

10. **CE2020-0130 Janice Dupre**

Documents:

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

11. **CE2020-0131 Tony Gregis and Sally Grenko**

Documents:

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

12. **CE2020-0136 Mark Fallace**

Documents:

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

13. CE2020-0139 Jose Perez and Sofia Hernandez

Documents:

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

14. CE2020-0141 Ralph Emery

Documents:

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

15. CE2020-0149 Arthur and Karen Klaiber

Documents:

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

16. CE2020-0154 Roy Farmer

Documents:

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

17. CE2020-0155 Allen And Whitney Whitt

Documents:

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

18. CE2020-0158 Denis Perry and Christel Allen

Documents:

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

19. CE-C2020-0004 Jose Ruiz

Documents:

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

F. Public Forum

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0181 OR 1533 PG 6 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: TINKER, JERRY L

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32-005

What is the Property Address? 1695 CR 434, Lake Panasoffkee, FL 33538

When did this case begin? 4/17/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0181

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 17, 2020

Case: CE2019-0181

Name: TINKER, JERRY L

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 05/26/2020 KV	50.00
CNV Inspection 05/07/2020 KV	50.00
Initial Inspection 04/17/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: F32-005

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

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

Result: 1 of 1

Owner & Property Info

Owner's Name	TINKER JERRY L		
Site Address	, FL		
Mail Address	PO BOX 454, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	32/19/22	Neighborhood	5040
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SEC W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E RW HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN 50 SEC W 196.63 FT TO E RW HWY 470 SELY ALONG SAID R W TO INTERSECT FIRST CALL OF THIS DESC			

GIS Aerial



Property & Assessment Values

Land Value	\$19,290.00
Market Value	\$19,290.00
Assessed Value	\$19,290.00
Total Taxable Value	\$19,290.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2006	1533/006	WD	V (Q)	\$25,000.00	TINKER JERRY L
02/2006	1533/005	CD	V (U)	\$100.00	CURRY RONNIE R
02/2006	1533/004	CD	V (U)	\$100.00	CURRY RONNIE R
06/1990	409/771	QC	V (U)	\$100.00	CURRY RONNIE R
02/1987	339/117	QC	I (U)	\$100.00	CURRY RONNIE R
05/1980	232/297	CP	I (U)	\$0.00	CURRY RONNIE R
06/1978	202/259	QC	I (U)	\$100.00	CURRY RONNIE R
02/1978	202/257	QC	I (U)	\$100.00	CURRY RONNIE R
11/1973	202/256	WD	I (Q)	\$7,500.00	CURRY RONNIE R
03/1972	127/41	CP	I (Q)	\$7,500.00	CURRY RONNIE R
08/1971	120/739	WD	I (Q)	\$5,000.00	CURRY RONNIE R

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5011V)	78.00 Front Feet	78.00	125.00
2	Lk Pana (5003V)	132.00 Front Feet	132.00	145.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

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

4/20/2020

File #: CE2019-0181

JERRY L TINKER
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

Dear JERRY L TINKER:

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

Address: 1695 CR 434, Lake Panasoffkee, FL 33538

Parcel #: F32-005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SEC W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN

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

CE2019-0181

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

You are being notified a violation exists on your property and your next inspection will be May 07, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
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

5/8/2020

File #: CE2019-0181

JERRY L TINKER
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

Dear JERRY L TINKER:

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

Address: 1695 CR 434, Lake Panasoffkee, FL 33538
Parcel #: F32-005 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SE
C W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73
FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN

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

CE2019-0181
2009 I.P.M.C.
302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

Failure to correct the above violations before May 26, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

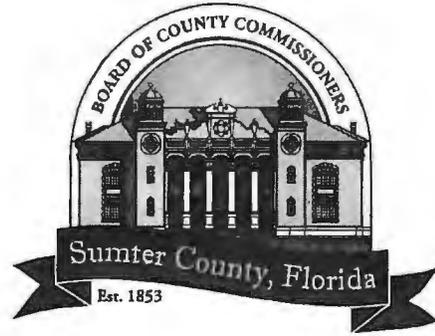
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 3492

Board of County Commissioners Sumter County, Florida

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

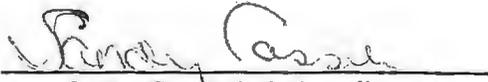
File #: CE2019-0181

TINKER, JERRY L
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 there of, 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 4796

Important Information Regarding Code Compliance Hearings

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

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0181

vs.

TINKER, JERRY L (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2019-0181

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):

TINKER, JERRY L

3. Location of Violation: 1695 CR 434, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F32-005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SE C W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN 50 SEC W 196.63 FT

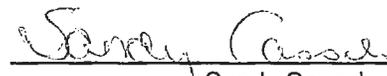
5. Date Violation first Observed: 4/17/2020

6. Date Property owner issued notice of violation: 5/8/2020

7. Date of Notice of Violation Inspection: 5/26/2020

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

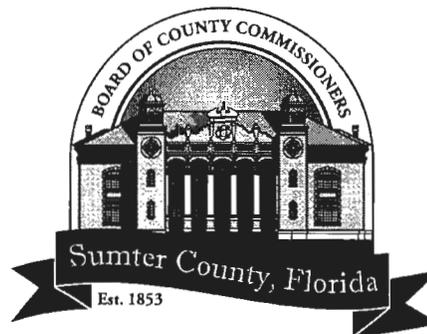
DATED this Monday, the 29th day of June, 2020.



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 #: CE2019-0181

vs.

TINKER, JERRY L (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1695 CR 434, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SEC W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN 50 SEC W

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

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

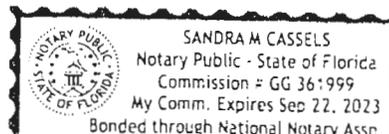
FURTHER AFFIANT SAYETH NOT

DATED this Wednesday, July 15, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



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

STATEMENT OF CODE CASE COSTS

Date: July 17, 2020

Case: CE2020-0089

Name: LEWIS, AUDREY

<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 07/16/2020 KV	50.00
NOV Inspection 04/17/2020 KV	50.00
CNV Inspection 03/31/2020 KV	50.00
Initial Inspection 03/12/2020 KV	50.00
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: 7/9/2020

PARCEL ID: T20B084

<< 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	LEWIS AUDREY		
Site Address	13455 CR 719, WEBSTER, FL 33597		
Mail Address	13455 CR 719, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	20/22/23	Neighborhood	8074
Year Built	1993	Tax District	County (1001)
Heated Area	1012 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE 51/2 OF THE FOLLOWING DESC PROPERTY: LOT 4 & THE W1/2 LOT 3 BLK 8 ROBERTS ADD TO LINDEN PB 1 PG 43 LESS S 150 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$7,840.00
Market Value	\$25,030.00
Assessed Value	\$24,930.00
Total Taxable Value	\$24,930.00
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
04/1983	370/426	DC	I (U)	\$100.00	LEWIS AUDREY
08/1973	143/554	WD	I (U)	\$100.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1993	BAS=1012 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage .51-1.0 AC (0101M)	0.56 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

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>



COURTESY NOTICE OF VIOLATION

3/13/2020

File #: CE2020-0089

AUDREY LEWIS
13455 CR 719
WEBSTER, FL 33597

Dear AUDREY LEWIS:

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

Address: 13455 CR 719, Webster, FL 33597

Parcel #: T20B084 Section/Township/Range: 202223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S1/2 OF THE FOLLOWING DESC PROPERTY: LOT 4 & THE W1/2 LOT 3 BLK 8 ROBERTS ADD TO
LINDEN PB 1 PG 43 LESS S 150 FT THEREOF

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

CE2020-0089

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

CE2020-0089

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

You are being notified a violation exists on your property and your next inspection will be March 31, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

4/1/2020

File #: CE2020-0089

AUDREY LEWIS
13455 CR 719
WEBSTER, FL 33597

Dear AUDREY LEWIS:

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

Address: 13455 CR 719, Webster, FL 33597

Parcel #: T20B084 Section/Township/Range: 202223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S1/2 OF THE FOLLOWING DESC PROPERTY: LOT 4 & THE W1/2 LOT 3 BLK 8 ROBERTS ADD TO
LINDEN PB 1 PG 43 LESS S 150 FT THEREOF

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

CE2020-0089

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.

CE2020-0089

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

CE2020-0089

2009 I.P.M.C.

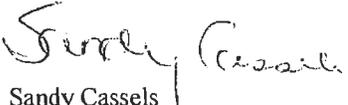
108.1.1 Unsafe structures.

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

91 7199 9991 7039 6360 2822

Failure to correct the above violations before April 17, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,


Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

File #: CE2020-0089

LEWIS, AUDREY
13455 CR 719
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 4789

Important Information Regarding Code Compliance Hearings

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

Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0089

vs.

LEWIS, AUDREY (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):
CE2020-0089

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.

CE2020-0089

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

CE2020-0089

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

2. Property Owner(s):
LEWIS, AUDREY

3. Location of Violation: 13455 CR 719, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: T20B084 Section/Township/Range: 202223

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE S1/2 OF THE FOLLOWING DESC PROPERTY: LOT 4 & THE W1/2 LOT 3 BLK 8 ROBERTS ADD TO LINDEN PB 1 PG 43 LESS S 150 FT THEREOF

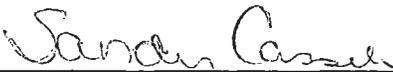
5. Date Violation first Observed: 3/12/2020

6. Date Property owner issued notice of violation: 4/1/2020

7. Date of Notice of Violation Inspection: 4/17/2020

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

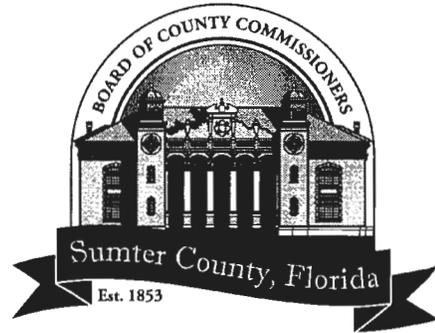
DATED this Monday, the 29th day of June, 2020.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0089

vs.

LEWIS, AUDREY (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13455 CR 719, Webster, FL 33597

Section/Township/Range: 202223

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE S1/2 OF THE FOLLOWING DESC PROPERTY: LOT 4 & THE W1/2 LOT 3 BLK 8 ROBERTS ADD TO LINDEN PB 1 PG 43 LESS S 150 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 Thursday, July 16, 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 16th day of July, 2020.

NOTARY PUBLIC
SANDRA M CASSELS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0110 OR _____ PG _____ 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: HOUDE, MARION A

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32C115

What is the Property Address? CR 453, LAKE PANASOFFKEE, FL 33538

When did this case begin? 4/17/20

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?

CE2020-0110

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 17, 2020

Case: CE2020-0110

Name: HOUDE, MARION A

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 05/29/2020 KV	50.00
CNV Inspection 05/07/2020 KV	50.00
Initial Inspection 04/17/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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		2019 Certified Values			
updated: 7/9/2020		Parcel List Generator Retrieve Tax Record			
PARCEL ID: F32C115		2019 TRIM (pdf) GIS Map Print			
<< Next Lower Parcel Next Higher Parcel >>		Result: 1 of 1			
Owner & Property Info					
Owner's Name	HOUDE MARTIN				
Site Address	, FL				
Mail Address	5760 SW 18TH TER, BUSHNELL, FL 33513				
Use Desc. (code)	VACANT RESIDENTIAL (00000)				
Sec/Twp/Rng	32/19/22	Neighborhood	5023		
Year Built		Tax District	County (1001)		
Heated Area	0 (SF)	Market Area	1		
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.				
LOT 2 BK 6 ORIGINAL PLAT OF TRACY'S PT PB 2 PG 26 1/2					
Property & Assessment Values					
Land Value			\$7,580.00		
Market Value			\$7,580.00		
Assessed Value			\$7,580.00		
Total Taxable Value			\$7,580.00		
Exemptions	None		\$0.00		
Show Similar Sales in 1/2 mile radius					
Sales History					
Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2018	3589/71	QC	V (U)	\$100.00	HOUDE MARTIN
03/2010	2169/704	WD	V (Q)	\$17,000.00	HOUDE MARION A
01/1900	0/0		I (U)		MCKILLIPS MICHAEL J & ALICE M
Building Characteristics					
#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
			NONE		
Land Breakdown					
#	Land Use	Land Units	Frontage	Depth	
1	Lk Pana (5003V)	85.60 Front Feet	86.00	100.00	
Misc Features					
#	Description (code)	Units (dims)	Eff. Year		
		NONE			

GIS Aerial

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

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NOTICE OF HEARING

File #: CE2020-0110

HOUDE, MARION A
5760 SW 18TH TERR LOT 156
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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4765

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 #: CE2020-0110

vs.

HOUDE, MARION A (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0110

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):

HOUDE, MARION A

3. Location of Violation:

4. Legal Description of Property where violation exists:

Parcel #: F32C115 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 2 BK 6 ORIGINAL PLAT OF TRACY'S PT PB 2 PG 26 1/2

5. Date Violation first Observed: 4/17/2020

6. Date Property owner issued notice of violation: 5/8/2020

7. Date of Notice of Violation Inspection: 5/29/2020

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

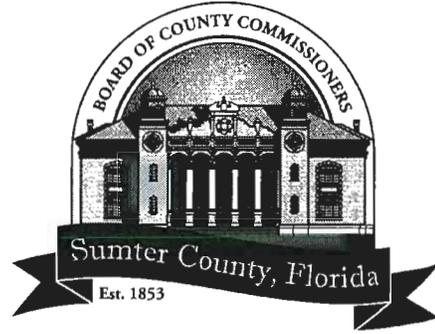
DATED this Monday, the 29th day of June, 2020.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0110

vs.

HOUDE, MARION A (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as:

Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 2 BK 6 ORIGINAL PLAT OF TRACY'S PT PB 2 PG 26 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.

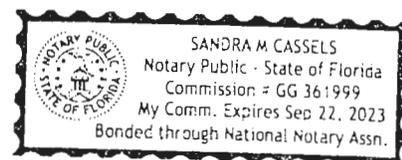
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.


Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.


NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0114 OR 1032 PG 617 Zoning: RR

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: STOKES, RODNEY & JESSICA PATT

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? moreland park Parcel #: D30A349

What is the Property Address? 3658 CR 230C, Wildwood, FL 34785

When did this case begin? 4/16/20

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?

CE2020-0114
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.

(4/13/2020 2:21 PM SCO)
Carport built w/o permit and encroaching setbacks

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 7/15/2020

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: July 17, 2020

Case: CE2020-0114

Name: STOKES, RODNEY & JESSICA PATTER

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 05/27/2020 KV	50.00
CNV Inspection 05/06/2020 KV	50.00
Initial Inspection 04/16/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: D30A349

<< 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	STOKES RODNEY & JESSICA PATTER		
Site Address	3658 CR 230C, WILDWOOD, FL 34785		
Mail Address	19106 HWY 34, WOLFECITY, TX 75496		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/18/23	Neighborhood	1050
Year Built	1983	Tax District	County (1001)
Heated Area	1248 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOTS 30-33 INCL BLK L MORELAND PARK SUBDPLAT BOOK 2 PAGES 25-26		

GIS Aerial



Property & Assessment Values

Land Value	\$5,840.00
Market Value	\$39,800.00
Assessed Value	\$39,440.00
Total Taxable Value	\$39,440.00
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
12/2002	1032/617	WD	I (Q)	\$37,000.00	STOKES RODNEY & JESSICA PATTERSON (JT)
06/1997	637/392	WD	I (Q)	\$36,000.00	SWEETON PAUL & LINDA L
10/1995	571/629	WD	I (Q)	\$28,000.00	SWEETON PAUL & LINDA L
10/1995	571/627	QC	I (U)	\$100.00	SWEETON PAUL & LINDA L
10/1995	571/625	QC	I (U)	\$100.00	SWEETON PAUL & LINDA L
05/1983	273/686	WD	V (Q)	\$6,400.00	SWEETON PAUL & LINDA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1983	BAS=1248 SF CP=264 SF OP=144 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Moreland Park (2124M)	100.00 Front Feet	100.00	135.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Enclosed Room (CAB4)	1.00 (12.00 x 22.00)	1986
2	Carpport/Open Porch 2 (PC2)	1.00 (20.00 x 24.00)	1900
3	Utility (UTD)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

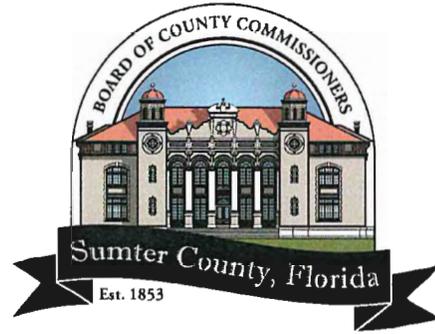
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

4/17/2020

File #: CE2020-0114

RODNEY & JESSICA PATER STOKES
19106 HWY 34
WOLFECITY, TX 75496

Dear RODNEY & JESSICA PATER STOKES:

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

Address: 3658 CR 230C, Wildwood, FL 34785
Parcel #: D30A349 Section/Township/Range: 301823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 30-33 INCL BLK L MORELAND PARK SUBDPLAT BOOK 2 PAGES 25-26

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

CE2020-0114

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.

(4/13/2020 2:21 PM SCO)

Carport built w/o permit and encroaching setbacks

You are being notified a violation exists on your property and your next inspection will be May 06, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
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

5/7/2020

File #: CE2020-0114

RODNEY & JESSICA PATER STOKES
19106 HWY 34
WOLFECITY, TX 75496

Dear RODNEY & JESSICA PATER STOKES:

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

Address: 3658 CR 230C, Wildwood, FL 34785
Parcel #: D30A349 Section/Township/Range: 301823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 30-33 INCL BLK L MORELAND PARK SUBDPLAT BOOK 2 PAGES 25-26

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

CE2020-0114

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.

(4/13/2020 2:21 PM SCO)

Carport built w/o permit and encroaching setbacks

Failure to correct the above violations before May 26, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Guyline Chasse
Development Technician

62EE 06EF 6EED 7009 636D 6379
62EE 06EF 6EED 7009 636D 6379
62EE 06EF 6EED 7009 636D 6379

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

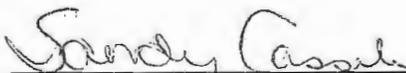
File #: CE2020-0114

STOKES, RODNEY & JESSICA PATTER
19106 HWY 34
WOLFECITY, TX 75496

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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

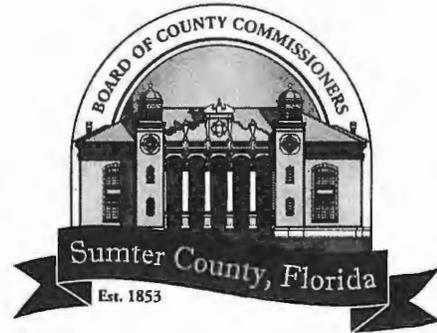
91 7199 9991 7039 6360 4758

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 #: CE2020-0114

vs.

STOKES, RODNEY & JESSICA PATER (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):

CE2020-0114

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.

(4/13/2020 2:21 PM SCO)

Carport built w/o permit and encroaching setbacks

2. Property Owner(s):

STOKES, RODNEY & JESSICA PATER

3. Location of Violation: 3658 CR 230C, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: D30A349 Section/Township/Range: 301823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 30-33 INCL BLK L MORELAND PARK SUBDPLAT BOOK 2 PAGES 25-26

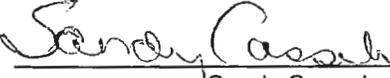
5. Date Violation first Observed: 4/16/2020

6. Date Property owner issued notice of violation: 5/7/2020

7. Date of Notice of Violation Inspection: 5/27/2020

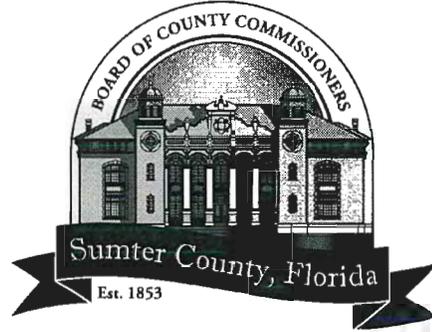
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 29th day of June, 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 #: CE2020-0114

vs.

STOKES, RODNEY & JESSICA PATTEN (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3658 CR 230C, Wildwood, FL 34785

Section/Township/Range: 301823

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 30-33 INCL BLK L MORELAND PARK SUBDPLAT BOOK 2 PAGES 25-26

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

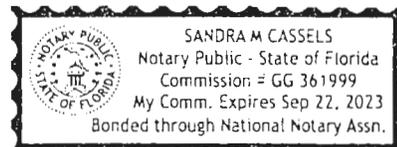
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0117 OR 525 PG 229 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: DUNCAN, KARMEN K

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32C055

What is the Property Address? 2227 CR 452, Lake Panasoffkee, FL 33538

When did this case begin? 4/17/20

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?

CE2020-0117

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.

CE2020-0117

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

CE2020-0117

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0117

Name: DUNCAN, KARMEN K

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 05/26/2020 KV	50.00
CNV Inspection 05/07/2020 KV	50.00
Initial Inspection 04/17/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: F32C055

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

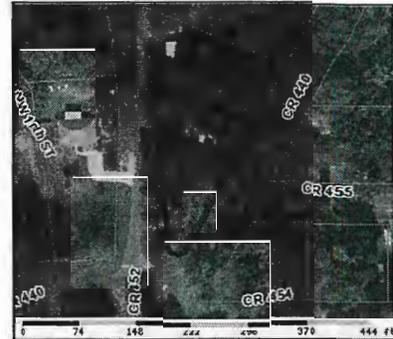
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	DUNCAN KARMEN K		
Site Address	2227 CR 452, LAKE PANASOFFKEE, FL 33538		
Mail Address	2227 CR 452, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	1990	Tax District	County (1001)
Heated Area	1200 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOT 9 BLK 12 TRACYS POINT ORIG PB 2 PG 26 1/2		

GIS Aerial



Property & Assessment Values

Land Value	\$8,390.00
Market Value	\$108,810.00
Assessed Value	\$54,830.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$4,830 05 - Permanently Disabled Veteran \$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
10/2001	2742/345	DC	I (U)	\$0.00	DUNCAN KARMEN K
08/1994	525/229	WD	I (U)	\$62,000.00	DUNCAN FOREST
05/1992	455/395	QC	V (U)	\$100.00	DUNCAN FOREST
07/1990	434/424	QC	V (U)	\$100.00	DUNCAN FOREST
07/1990	411/71	QC	V (U)	\$100.00	DUNCAN FOREST
05/1990	409/380	QC	V (U)	\$100.00	DUNCAN FOREST
05/1990	407/279	WD	V (Q)	\$5,000.00	DUNCAN FOREST
07/1980	233/208	WD	V (Q)	\$3,750.00	DUNCAN FOREST
04/1978	200/283	WD	V (Q)	\$2,500.00	DUNCAN FOREST
07/1965	69/468	WD	V (Q)	\$1,200.00	DUNCAN FOREST

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1990	BAS=1200 SF OP=110 SF PAT=306 SF SP=594 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	188.00 Front Feet	188.00	67.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UT0)	1.00 ()	1992

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

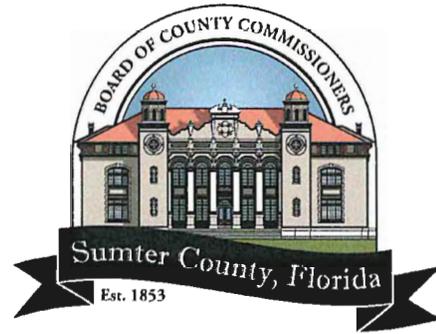
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Notice:

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Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

File #: CE2020-0117

KARMEN K DUNCAN
2227 CR 452
LAKE PANASOFFKEE, FL 33538-5450

Dear KARMEN K DUNCAN:

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

Address: 2227 CR 452, Lake Panasoffkee, FL 33538
Parcel #: F32C055 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 9 BLK 12 TRACYS POINT ORIG PB 2 PG 26 1/2

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

CE2020-0117

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.

CE2020-0117

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

CE2020-0117

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

You are being notified a violation exists on your property and your next inspection will be May 07, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive style with a large initial 'G'.

Guylaine Chasse
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

5/8/2020

File #: CE2020-0117

KARMEN K DUNCAN
2227 CR 452
LAKE PANASOFFKEE, FL 33538-5450

Dear KARMEN K DUNCAN:

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

Address: 2227 CR 452, Lake Panasoffkee, FL 33538
Parcel #: F32C055 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 9 BLK 12 TRACYS POINT ORIG PB 2 PG 26 1/2

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

CE2020-0117

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.

CE2020-0117

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

CE2020-0117

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

91 7199 9991 7039 6360 3508

Failure to correct the above violations before May 26, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

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

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

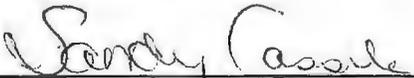
File #: CE2020-0117

DUNCAN, KARMEN K
2227 CR 452
LAKE PANASOFFKEE, FL 33538-5450

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4741

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 #: CE2020-0117

vs.

DUNCAN, KARMEN K (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):**

CE2020-0117

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.

CE2020-0117

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

CE2020-0117

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

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

DUNCAN, KARMEN K

3. **Location of Violation:** 2227 CR 452, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:
Parcel #: F32C055 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 9 BLK 12 TRACYS POINT ORIG PB 2 PG 26 1/2

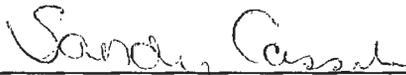
5. Date Violation first Observed: 4/17/2020

6. Date Property owner issued notice of violation: 5/8/2020

7. Date of Notice of Violation Inspection: 5/26/2020

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

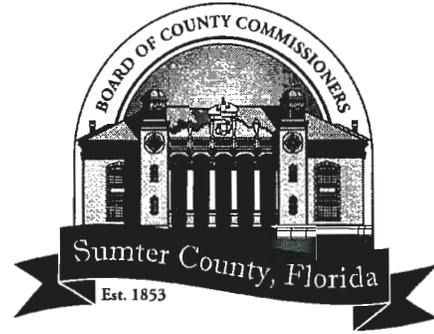
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0117

vs.

DUNCAN, KARMEN K (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2227 CR 452, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

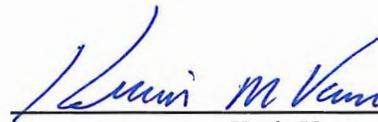
Legal Description (partial):

LOT 9 BLK 12 TRACYS POINT ORIG PB 2 PG 26 1/2

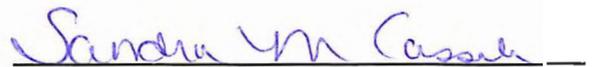
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

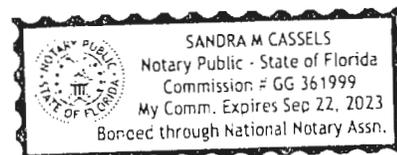
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.


Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.


NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0120 OR 1829 PG 732 Zoning: RPUD

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: ROSS, SHAWN P

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? COLEMAN Parcel #: G30C009

What is the Property Address? 3413 CR 521A, WILDWOOD, FL 34785

When did this case begin? 4/22/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0120

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0120

Name: ROSS, SHAWN P

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 06/01/2020 KV	50.00
CNV Inspection 05/13/2020 KV	50.00
Initial Inspection 04/22/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: G30C009

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

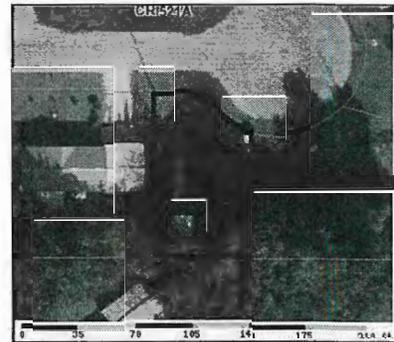
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	ROSS SHAWN P		
Site Address	3413 CR 521A, WILDWOOD, FL 34785		
Mail Address	3413 CR 521A, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/23	Neighborhood	2512
Year Built	2008	Tax District	County (1001)
Heated Area	1040 (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 9 COLEMAN OAKS PB 4 PG 106			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$64,580.00
Assessed Value	\$40,700.00
Total Taxable Value	\$15,700.00
Exemptions	\$25,000
	\$0

01 - Homestead
02 - Additional Homestead

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
12/2015	3051/24	QC	V (U)	\$100.00	ROSS SHAWN P
06/2007	1829/732	CD	V (U)	\$100.00	ROSS PATRICK J & LINDA S
06/2007	1793/254	WD	I (Q)	\$22,900.00	ROSS PATRICK J & LINDA S

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	2008	BAS=1040 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	COLEMAN OAKS (2512M)	1.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 4 (UT4)	1.00 (16.00 x 10.00)	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

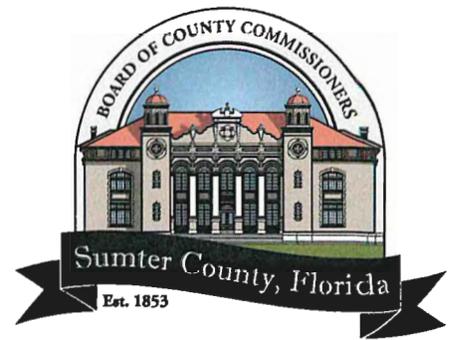
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

4/23/2020

File #: CE2020-0120

SHAWN P ROSS
3413 CR 521A
WILDWOOD, FL 34785-8072

Dear SHAWN P ROSS:

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

Address: 3413 CR 521A, WILDWOOD, FL 34785
Parcel #: G30C009 Section/Township/Range: 301923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 9 COLEMAN OAKS PB 4 PG 106

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

CE2020-0120

6-104.(5) NUISANCES-GRASS

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

CE2020-0120

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 May 11, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

File #: CE2020-0120

ROSS, SHAWN P
3413 CR 521A
WILDWOOD, FL 34785-8072

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4734

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 #: CE2020-0120

vs.

ROSS, SHAWN P (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):**

CE2020-0120

6-104.(5) NUISANCES-GRASS

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

CE2020-0120

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):**

ROSS, SHAWN P

3. **Location of Violation:** 3413 CR 521A, WILDWOOD, FL 34785

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

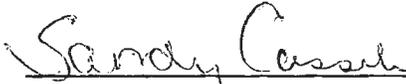
Parcel #: G30C009 Section/Township/Range: 301923
Subdivision: Tract:
Block: Lot(s):

Legal Description (partial):
LOT 9 COLEMAN OAKS PB 4 PG 106

5. Date Violation first Observed: 4/22/2020
6. Date Property owner issued notice of violation: 5/14/2020
7. Date of Notice of Violation Inspection: 6/1/2020

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

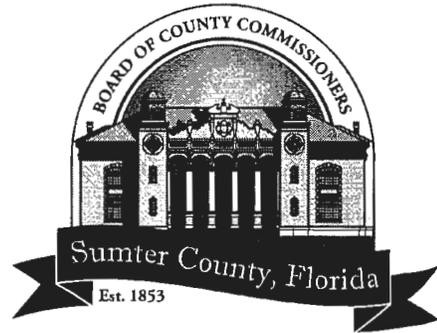
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0120

vs.

ROSS, SHAWN P (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3413 CR 521A, WILDWOOD, FL 34785

Section/Township/Range: 301923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 9 COLEMAN OAKS PB 4 PG 106

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

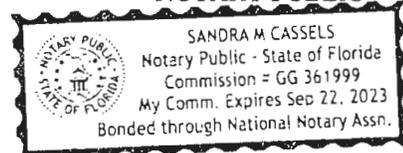
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0125 OR 989 PG 755 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: THOMPSON, JOYCE M

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/16/20

What is the General Location of this property? Croom Parcel #: R12C308

What is the Property Address? 11492 CR 675 W, Webster, FL 33597

When did this case begin? 4/30/20

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?

CE2020-0125

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.

CE2020-0125

2009 I.P.M.C.

302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

CE2020-0125

2009 I.P.M.C.

504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

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 7/16/2020

When was the last time you visited the property? 7/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0125

Name: THOMPSON, JOYCE M

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/16/2020 KV	50.00
NOV Inspection 06/04/2020 KV	50.00
CNV Inspection 05/18/2020 KV	50.00
Initial Inspection 04/30/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: R12C308

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

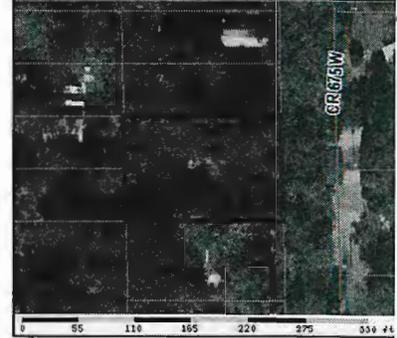
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2019 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	THOMPSON JOYCE M		
Site Address	11492 CR 675W, WEBSTER, FL 33597		
Mail Address	301 JOYNER RD, CAIRO, GA 39828		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	12/22/21	Neighborhood	9415
Year Built	1988	Tax District	County (1001)
Heated Area	728 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 7 & 8 BLK D THE WOODS SUBD PB 4 PG 2			

GIS Aerial



Property & Assessment Values

Land Value	\$8,420.00
Market Value	\$26,230.00
Assessed Value	\$26,230.00
Total Taxable Value	\$26,230.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2017	3278/584	WD	I (Q)	\$30,000.00	THOMPSON JOYCE M
07/2002	989/755	QC	I (U)	\$0.00	HILL DEBORAH E
05/2002	974/721	CP	I (U)	\$0.00	UNKNOWN
03/2002	978/138	WD	V (Q)	\$10,000.00	WASHBURN DON ESTATE OF
12/2001	939/276	DC	I (U)	\$0.00	WASHBURN DON ESTATE OF
03/2000	939/275	DC	I (U)	\$0.00	WASHBURN DON
02/1987	341/037	WD	V (Q)	\$10,000.00	WASHBURN DON & DORIS

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1988	BAS=728 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croonacoochee Woods (9415M)	50.00 Front Feet	50.00	150.00
2	Croonacoochee Woods (9415M)	50.00 Front Feet	50.00	150.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

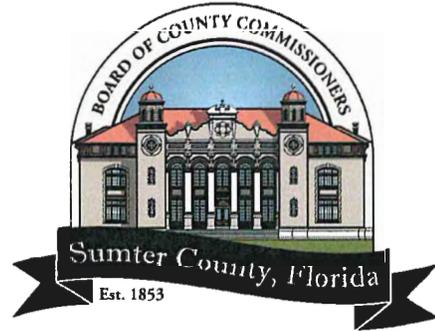
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

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

Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

5/4/2020

File #: CE2020-0125

JOYCE M THOMPSON
301 JOYNER RD
CAIRO, GA 39828

Dear JOYCE M THOMPSON:

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

Address: 11492 CR 675 W, Webster, FL 33597
Parcel #: R12C308 Section/Township/Range: 122221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 7 & 8 BLK D THE WOODS SUBD PB 4 PG 2

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

CE2020-0125
2009 I.P.M.C.
302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

CE2020-0125
2009 I.P.M.C.
504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

You are being notified a violation exists on your property and your next inspection will be May 18, 2020.

Thank you for your attention in this matter.

Sincerely,

Gaylaine Chasse

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

5/19/2020

File #: CE2020-0125

JOYCE M THOMPSON
301 JOYNER RD
CAIRO, GA 39828

Dear JOYCE M THOMPSON:

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

Address: 11492 CR 675 W, Webster, FL 33597
Parcel #: R12C308 Section/Township/Range: 122221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 7 & 8 BLK D THE WOODS SUBD PB 4 PG 2

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

CE2020-0125

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.

CE2020-0125
2009 I.P.M.C.
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All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

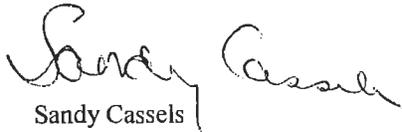
CE2020-0125
2009 I.P.M.C.

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Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

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

Sincerely,

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

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

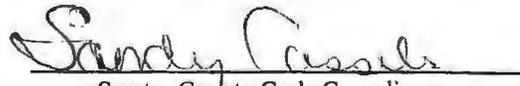
File #: CE2020-0125

THOMPSON, JOYCE M
301 JOYNER RD
CAIRO, GA 39828

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 4727

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 #: CE2020-0125

vs.

THOMPSON, JOYCE M (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0125

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.

CE2020-0125

2009 I.P.M.C.

302.1 Sanitation.

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CE2020-0125

2009 I.P.M.C.

504.3 Plumbing system hazards.

Where it is found that a plumbing system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, backsiphonage, improper installation, deterioration or damage or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard.

2. Property Owner(s):

THOMPSON, JOYCE M

3. Location of Violation: 11492 CR 675 W, Webster, FL 33597

4. Legal Description of Property where violation exists:
Parcel #: R12C308 Section/Township/Range: 122221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 7 & 8 BLK D THE WOODS SUBD PB 4 PG 2

5. Date Violation first Observed: 4/30/2020

6. Date Property owner issued notice of violation: 5/19/2020

7. Date of Notice of Violation Inspection: 6/4/2020

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.

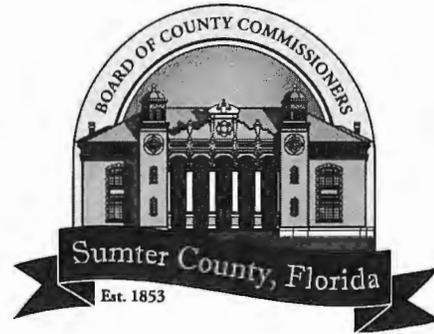
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0125

vs.

THOMPSON, JOYCE M (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Thursday, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 11492 CR 675 W, Webster, FL 33597

Section/Township/Range: 122221

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 7 & 8 BLK D THE WOODS SUBD PB 4 PG 2

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

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

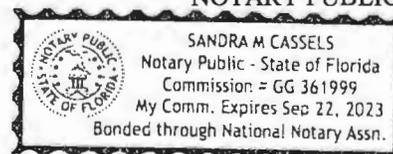
FURTHER AFFIANT SAYETH NOT

DATED this Thursday, July 16, 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 16th day of July, 2020.

NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0127

Name: HERNANDEZ, YANETH & CARBAJAL

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/16/2020 KV	50.00
NOV Inspection 06/05/2020 KV	50.00
CNV Inspection 05/19/2020 KV	50.00
Initial Inspection 05/01/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: Q30-009

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

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

Result: 1 of 1

Owner & Property Info

Owner's Name	HERNANDEZ YANETH & CARBAJAL		
Site Address	8121 SR 471, WEBSTER, FL 33597		
Mail Address	106 N FLORIDA ST, BUSHNELL, FL 33513		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
Sec/Twp/Rng	30/21/23	Neighborhood	1004
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
SE1/4 OF NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF NW1/4 LESS BEG AT SW COR OF SE1/4 OF NW1/4 OF NW1/4 RUN E 50 YDS N 70 YDSW TO YDS S 70 YDS E 20 YDS TO BEG LESS E 328.00 FT SE1/4 OF NW1/4 OF NW1/4 LESS N 230 FT OF SW1/4 OF NW1/4 OF NW1/4 LESS RAW FOR SR 471 ACROSS W SIDE AND N 230 FT OF SE1/4 OF NW1/4 OF NW1/4 LESS THE E 328 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$65,600.00
Market Value	\$65,600.00
Assessed Value	\$65,600.00
Total Taxable Value	\$65,600.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2015	2970/809	WD	V (Q)	\$48,000.00	HERNANDEZ YANETH & CARBAJAL
04/2015	2951/659	CD	V (U)	\$100.00	HERON CONNIE D
01/2015	2918/395	NA	V (U)	\$0.00	PHILLIPS ROSIE FUDGE AKA ROSIE
08/2013	2664/299	PR	V (U)	\$100.00	PHILLIPS ROSIE FUDGE AKA ROSIE
03/2013	2583/297	CP	V (U)	\$0.00	PHILLIPS ROSIE FUDGE AKA ROSIE
02/2013	2947/786	CP	V (U)	\$0.00	PHILLIPS ROSIE FUDGE
08/1981	778/539	DC	V (U)	\$0.00	PHILLIPS ROSIE FUDGE AKA ROSIE
01/1980	241/143	WD	V (U)	\$38,500.00	PHILLIPS ROSIE FUDGE AKA ROSIE
01/1963	45/427	WD	V (U)	\$4,000.00	PHILLIPS ROSIE FUDGE AKA ROSIE

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 4-7.9 AC (0104V)	8.20 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 2 (PC2)	1.00 (20.00 x 20.00)	2019
2	Utility 2 (UT2)	1.00 (6.00 x 8.00)	2019

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

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Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

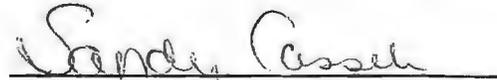
File #: CE2020-0127

HERNANDEZ, YANETH & CARBAJAL
106 N FLORIDA ST
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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4703

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 #: CE2020-0127

vs.

HERNANDEZ, YANETH & CARBAJAL (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):

CE2020-0127

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

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

2. Property Owner(s):

HERNANDEZ, YANETH & CARBAJAL

3. Location of Violation:

4. Legal Description of Property where violation exists:

Parcel #: Q30-009 Section/Township/Range: 302123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

SE1/4 OF NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF NW1/4 LESS BEG AT SW COR OF SE1/4 OF NW1/4 OF NW1/4 RUN E 50 YDS N 70 YDS W 70 YDS S 70 YDS E 20 YDS TO BEG LESS E 328.00 FT SE1/4 OF NW1/4 OF NW1/4 LESS N 230 FT OF SW1/4 OF NW1/4 OF NW1/4 LESS R/W FOR SR 471 ACROSS W SIDE AND N 230 FT OF SE1/4

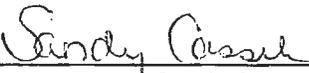
5. Date Violation first Observed: 5/1/2020

6. Date Property owner issued notice of violation: 5/20/2020

7. Date of Notice of Violation Inspection: 6/5/2020

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.

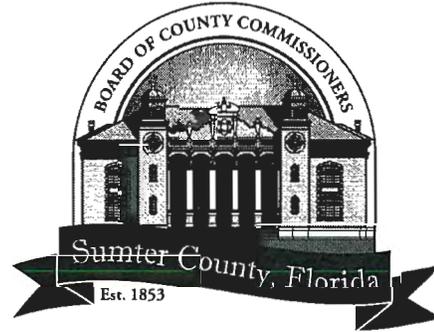
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0127

vs.

HERNANDEZ, YANETH & CARBAJAL (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as:

Section/Township/Range: 302123

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

SE1/4 OF NW1/4 OF NW1/4 & SW1/4 OF NW1/4 OF NW1/4 LESS BEG AT SW COR OF SE1/4 OF NW1/4 OF NW1/4 RUN E 50 YDS N 70 YDS W 70 YDS S 70 YDS E 20 YDS TO BEG LESS E 328.00 FT SE1/4 OF NW1/4 OF NW1/4 LESS N 230 FT OF SW1/4 OF NW1/4 OF NW1/4 LESS R/W FOR SR 471 ACROSS W SIDE AND N

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.

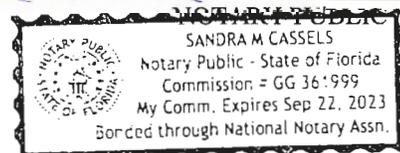
FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 2020.



KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of July, 2020.





Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0129 OR 1530 PG 772 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: RILEY, JASON

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/16/20

What is the General Location of this property? _____ Parcel #: M10-061

What is the Property Address? 5148 W C-48, BUSHNELL, FL 33513

When did this case begin? 5/4/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0129

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

CE2020-0129

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.

(4/30/2020 9:35 AM SCO)

Shed requires permitting

(5/4/2020 3:14 PM KV)

It appears the shed has power run to it

CE2020-0129

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)

An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

(2)

Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the development on which they are located and not for use by the general public.

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 7/16/2020

When was the last time you visited the property? 7/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0129

Name: RILEY, JASON

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/16/2020 KV	50.00
NOV Inspection 06/11/2020 KV	50.00
CNV Inspection 05/22/2020 KV	50.00
Initial Inspection 05/04/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: M10-061

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

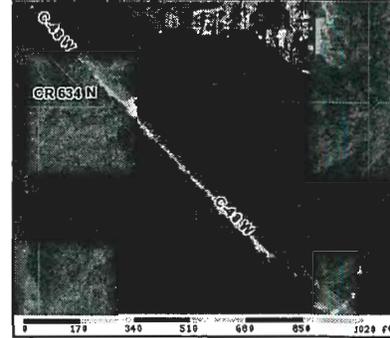
Parcel List Generator | Retrieve Tax Record
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	RILEY JASON		
Site Address	5148 W C-48, BUSHNELL, FL 33513		
Mail Address	5490 SE NORMANDY AVENUE, STUART, FL 34997		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	10/21/21	Neighborhood	1004
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THAT PORTION OF W710.00 FT OF E 3/4 OF NW 1/4 OF SE 1/4 LYING N & E OF CR 48		

GIS Aerial



Property & Assessment Values

Land Value	\$22,600.00
Market Value	\$22,600.00
Assessed Value	\$22,600.00
Total Taxable Value	\$22,600.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2018	3420/489	QC	V (U)	\$100.00	LEMOIS VIRGINIA (LE)
06/2018	3420/487	QC	V (U)	\$100.00	LEMOIS VIRGINIA (LE)
02/2016	3433/106	DC	V (U)	\$0.00	RILEY JASON
01/2005	1530/772	WD	I (U)	\$0.00	LEMOIS VIRGINIA (LE)
12/2002	1368/336	AA	I (Q)	\$67,500.00	UNKNOWN
01/2002	943/280	WD	V (U)	\$100.00	STRONG MARION
01/1900	0/0		I (U)		STRONG KENNETH

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 1.1-2 AC (0102V)	2.00 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

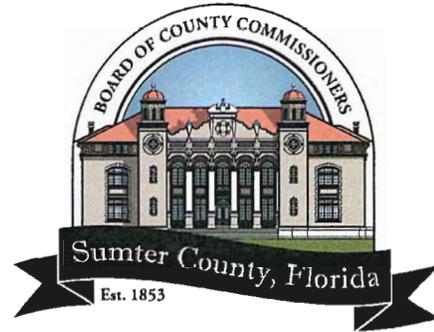
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

5/6/2020

File #: CE2020-0129

JASON RILEY
5490 SE NORMANDY AVENUE
STUART, FL 34997

Dear JASON RILEY:

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

Address: 5148 W C-48, Bushnell, FL 33513
Parcel #: M10-061 Section/Township/Range: 102121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THAT PORTION OF W 710.00 FT OF E 3/4 OF NW 1/4 OF SE 1/4 LYING N & E OF CR 48

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

CE2020-0129

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

CE2020-0129

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.

(4/30/2020 9:35 AM SCO)

Shed requires permitting

(5/4/2020 3:14 PM KV)

It appears the shed has power run to it

CE2020-0129

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)

An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

(2)

Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of

the development on which they are located and not for use by the general public.

You are being notified a violation exists on your property and your next inspection will be May 21, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive style with a large initial 'G'.

Guylaine Chasse
Development Technician

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)

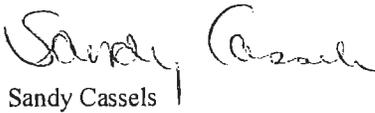
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(2)

Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the development on which they are located and not for use by the general public.

Failure to correct the above violations before June 10, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels".

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

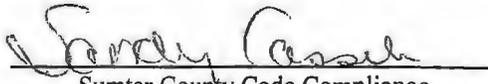
File #: CE2020-0129

RILEY, JASON
5490 SE NORMANDY AVENUE
STUART, FL 34997

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 4697

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 #: CE2020-0129

vs.

RILEY, JASON (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

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CE2020-0129

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2. Property Owner(s):

RILEY, JASON

3. Location of Violation: 5148 W C-48, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M10-061 Section/Township/Range: 102121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THAT PORTION OF W 710.00 FT OF E 3/4 OF NW 1/4 OF SE 1/4 LYING N & E OF CR 48

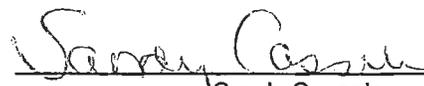
5. Date Violation first Observed: 5/4/2020

6. Date Property owner issued notice of violation: 5/25/2020

7. Date of Notice of Violation Inspection: 6/11/2020

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

DATED this Monday, the 29th day of June, 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
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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0129

vs.

RILEY, JASON (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 5148 W C-48, Bushnell, FL 33513

Section/Township/Range: 102121

Subdivision:

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Lot(s):

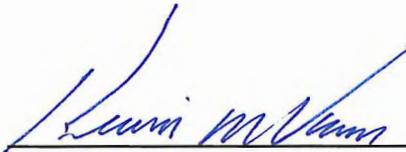
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That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

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

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 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 16th day of July, 2020.


NOTARY PUBLIC
SANDRA M. CASSELS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0130 OR 729 PG 203 Zoning: RR1

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: DUPRE, JANICE A TTEE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: J06-055

What is the Property Address? 2231 NW 12TH AVE, Lake Panasoffkee, FL 33538

When did this case begin? 5/4/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0130

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

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CE2020-0130

2009 I.P.M.C.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0130

Name: DUPRE, JANICE A TTEE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 06/09/2020 KV	50.00
CNV Inspection 05/22/2020 KV	50.00
Initial Inspection 05/04/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
RFH LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: J06-055

<< 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	DUPRE JANICE A TTEE		
Site Address	2231 NW 12TH AVE, LAKE PANASOFFKEE, FL 33538		
Mail Address	2231 NW 12TH AVE, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	06/20/22	Neighborhood	5040
Year Built	2005	Tax District	County (1001)
Heated Area	1512 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. THE S 210 FT OF N 630 FT OF E 210 FT OF W 400 FT OF SE1/4 OF SE1/4		

GIS Aerial



Property & Assessment Values

Land Value	\$14,000.00
Market Value	\$93,290.00
Assessed Value	\$93,290.00
Total Taxable Value	\$42,790.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000 33 - Widows \$500

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
08/2018	3515/488	DC	I (U)	\$0.00	DUPRE JANICE A TTEE
02/2010	2166/514	QC	I (U)	\$0.00	DUPRE PETER B & JANICE A TRUSTEES
02/1999	729/203	WD	V (Q)	\$4,000.00	DUPRE JANICE A
02/1997	624/363	QC	V (U)	\$100.00	VELEZ RIGOBERTO

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	2005	BAS=1512 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage .51-1.0 AC (0101M)	1.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (16.00 x 12.00)	2008

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

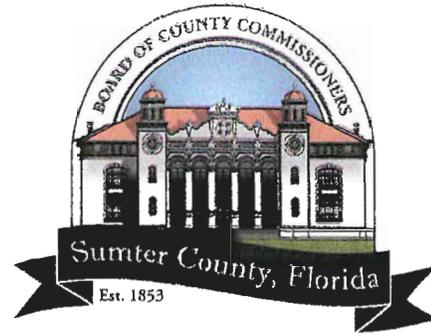
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

5/6/2020

File #: CE2020-0130

JANICE A TTEE DUPRE
2231 NW 12TH AVE
LAKE PANASOFFKEE, FL 33538-6171

Dear JANICE A TTEE DUPRE:

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

Address: 2231 NW 12TH AVE, Lake Panasoffkee, FL 33538
Parcel #: J06-055 Section/Township/Range: 62022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE S 210 FT OF N 630 FT OF E 210 FT OF W 420 FT OF SE1/4 OF SE1/4

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

CE2020-0130

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.

CE2020-0130

2009 I.P.M.C.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

You are being notified a violation exists on your property and your next inspection will be May 21, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
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

5/26/2020

File #: CE2020-0130

JANICE A TTEE DUPRE
2231 NW 12TH AVE
LAKE PANASOFFKEE, FL 33538-6171

Dear JANICE A TTEE DUPRE:

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

Address: 2231 NW 12TH AVE, Lake Panasoffkee, FL 33538
Parcel #: J06-055 Section/Township/Range: 62022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE S 210 FT OF N 630 FT OF E 210 FT OF W 420 FT OF SE1/4 OF SE1/4

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

CE2020-0130

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.

CE2020-0130

2009 I.P.M.C.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

Failure to correct the above violations before June 09, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 3539

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

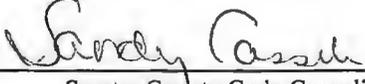
File #: CE2020-0130

DUPRE, JANICE A TTEE
2231 NW 12TH AVE
LAKE PANASOFFKEE, FL 33538-6171

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4307

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 #: CE2020-0130

vs.

DUPRE, JANICE A TTEE (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):
CE2020-0130

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.

CE2020-0130
2009 I.P.M.C.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

2. Property Owner(s):
DUPRE, JANICE A TTEE
3. Location of Violation: 2231 NW 12TH AVE, Lake Panasoffkee, FL 33538
4. Legal Description of Property where violation exists:
Parcel #: J06-055 Section/Township/Range: 62022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE S 210 FT OF N 630 FT OF E 210 FT OF W 420 FT OF SE1/4 OF SE1/4

5. Date Violation first Observed: 5/4/2020
6. Date Property owner issued notice of violation: 5/26/2020
7. Date of Notice of Violation Inspection: 6/9/2020

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

DATED this Monday, the 29th day of June, 2020.



Sandy Cassels

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



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Website: <http://sumtercountyfl.gov>

COUNTY OF SUMTER (Petitioner)

File #: CE2020-0130

vs.

DUPRE, JANICE A TTEE (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2231 NW 12TH AVE, Lake Panasoffkee, FL 33538

Section/Township/Range: 62022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE S 210 FT OF N 630 FT OF E 210 FT OF W 420 FT OF SE1/4 OF SE1/4

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

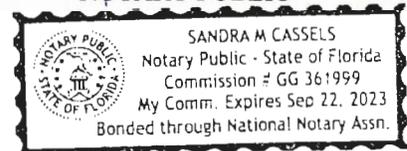
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0131 OR 480 PG 256 Zoning: A5

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: GREGIS, TONY & SALLY A GRENKO (

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? _____ Parcel #: C12-011

What is the Property Address? 2409 CR 204, Oxford, FL 34484

When did this case begin? 5/1/20

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?

CE2020-0131

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0131

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

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Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0131

Name: GREGIS, TONY & SALLY A GRENKO (

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 06/05/2020 KV	50.00
CNV Inspection 05/19/2020 KV	50.00
Initial Inspection 05/01/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: C12-011

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

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

Result: 1 of 1

Owner & Property Info

Owner's Name	GREGIS TONY & SALLY A GRENKO (
Site Address	2409 CR 204, OXFORD, FL 34484		
Mail Address	2409 COUNTY ROAD 204, OXFORD, FL 34484		
Use Desc. (code)	AG IMPROVED W/ HX (05000)		
Sec/Twp/Rng	12/18/22	Neighborhood	1001
Year Built	1946	Tax District	County (1001)
Heated Area	1398 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
E1/2 OF NE1/4 OF SW1/4 OR 180 PG 94			

GIS Aerial



Property & Assessment Values

Land Value	\$9,980.00
Market Value	\$139,300.00
Assessed Value	\$30,560.00
Total Taxable Value	\$5,560.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$0

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/1996	597/87	WD	I (Q)	\$92,000.00	GREGIS TONY & SALLY A GRENKO (JT W/ROS)
03/1993	480/256	DC	V (U)	\$0.00	UNKNOWN
07/1992	468/612	QC	I (U)	\$100.00	UNKNOWN
02/1990	402/764		I (Q)	\$72,500.00	UNKNOWN
10/1976	180/94	WD	I (Q)	\$45,000.00	UNKNOWN
02/1970	108/332	WD	I (Q)	\$32,800.00	UNKNOWN
02/1970	108/144	WD	I (U)	\$100.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Wall Type 2	1946	BAS=1398 SF CP=140 SF SP=260 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	HORSE FARM (6000R)	18.50 Acre		
2	HOMESITE (5000R)	1.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Encl Barn (BR0)	1.00 ()	1949
2	Utility (UTO)	1.00 ()	1966
3	Encl Barn (BR0)	1.00 ()	1931

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

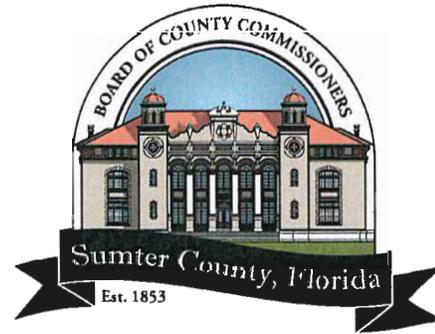
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Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

5/4/2020

File #: CE2020-0131

TONY & SALLY A GRENKO (GREGIS)
2409 COUNTY ROAD 204
OXFORD, FL 34484-2720

Dear TONY & SALLY A GRENKO (GREGIS):

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

Address: 2409 CR 204, Oxford, FL 34484
Parcel #: C12-011 Section/Township/Range: 121822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
E1/2 OF NE1/4 OF SW1/4 OR 180 PG 94

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

CE2020-0131
VOIDED (KV 5/1/2020)
2009 I.P.M.C.
108.1.1 Unsafe structures.

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

CE2020-0131
2009 I.P.M.C.
302.1 Sanitation.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

CE2020-0131
VOIDED (KV 5/1/2020)
2009 I.P.M.C.
304.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; 2 The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; 5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects; 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all

nominal loads and resisting all load effects; 7 Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects, 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects; 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; 10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 11 Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects, 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- 1 When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official.

CE2020-0131
2009 I.P.M.C.
308 RUBBISH AND GARBAGE

CE2020-0131

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0131

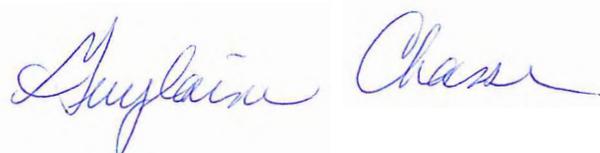
6-104.(5) NUISANCES-GRASS

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

You are being notified a violation exists on your property and your next inspection will be May 19, 2020.

Thank you for your attention in this matter.

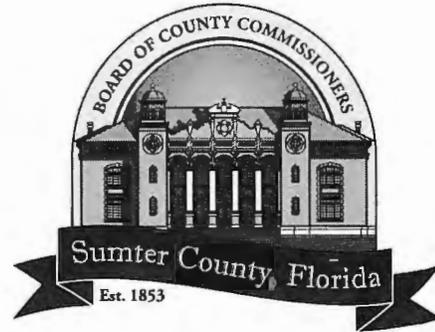
Sincerely,



Guylaine Chasse
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

5/20/2020

File #: CE2020-0131

TONY & SALLY A GRENKO (GREGIS)
2409 COUNTY ROAD 204
OXFORD, FL 34484-2720

Dear TONY & SALLY A GRENKO (GREGIS):

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

Address: 2409 CR 204, Oxford, FL 34484
Parcel #: C12-011 Section/Township/Range: 121822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
E1/2 OF NE1/4 OF SW1/4 OR 180 PG 94

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

CE2020-0131

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0131

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 , 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 4109

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 #: CE2020-0131

GREGIS, TONY & SALLY A GRENKO ()
2409 COUNTY ROAD 204
OXFORD, FL 34484-2720

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4291

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 #: CE2020-0131

vs.

GREGIS, TONY & SALLY A GRENKO (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):

CE2020-0131

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0131

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

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

2. Property Owner(s):

GREGIS, TONY & SALLY A GRENKO (

3. Location of Violation: 2409 CR 204, Oxford, FL 34484

4. Legal Description of Property where violation exists:

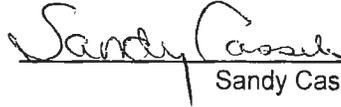
Parcel #: C12-011 Section/Township/Range: 121822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):

E1/2 OF NE1/4 OF SW1/4 OR 180 PG 94

5. Date Violation first Observed: 5/1/2020
6. Date Property owner issued notice of violation: 5/20/2020
7. Date of Notice of Violation Inspection: 6/5/2020

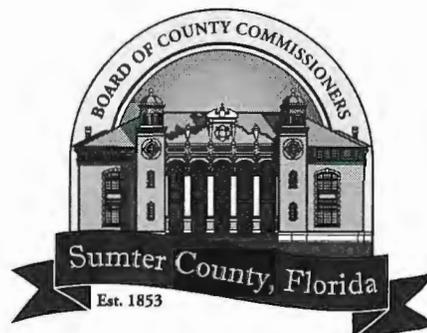
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 29th day of June, 2020.


Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0131

vs.

GREGIS, TONY & SALLY A GRENKO (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2409 CR 204, Oxford, FL 34484

Section/Township/Range: 121822

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

E1/2 OF NE1/4 OF SW1/4 OR 180 PG 94

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

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

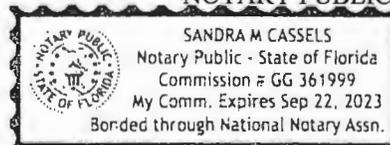
FURTHER AFFIANT SAYETH NOT

DATED this Wednesday, July 15, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0136 OR 1378 PG 398 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: FALLACE, MARK

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? LAKE PANASOFFKEE Parcel #: F30H020

What is the Property Address? 20 CANAL CT, Lake Panasoffkee, FL 33538

When did this case begin? 5/7/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0136
2009 I.P.M.C.
304.13. Window, skylight, and door frames.
Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

CE2020-0136
2009 I.P.M.C.
302.5 Rodent harborage.
All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

CE2020-0136
2009 I.P.M.C.
308.1 Accumulation of rubbish or garbage.
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2020-0136
2009 I.P.M.C. S 302.4 WEEDS
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

CE2020-0136

CE2020-0136

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0136

Name: FALLACE, MARK

<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 07/15/2020 KV	50.00
NOV Inspection 06/12/2020 KV	50.00
CNV Inspection 05/26/2020 KV	50.00
Initial Inspection 05/07/2020 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: 7/9/2020

PARCEL ID: F30H020

<< 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	FALLACE MARK		
Site Address	20 CANAL CT, LAKE PANASOFFKEE, FL 33538		
Mail Address	20 CANAL CT, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5020
Year Built	1998	Tax District	County (1001)
Heated Area	1890 (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 20 & 21 RIVER EDGE ESTATE PB 4 PG 50			

GIS Aerial



Property & Assessment Values

Land Value	\$12,040.00
Market Value	\$109,830.00
Assessed Value	\$67,200.00
Total Taxable Value	\$24,500.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$17,200 34 - Total Disabled \$500

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/l (Qual)	Sale Price	Grantor
05/2005	1378/398	WD	I (Q)	\$89,500.00	FALLACE MARK
05/2005	1374/718	WD	I (U)	\$100.00	SMITH JUSTIN L & CARI R
04/2004	1201/719	WD	I (Q)	\$74,500.00	SMITH JUSTIN L & CARI R
11/1998	714/161	WD	V (Q)	\$9,000.00	NEESE SAMUEL G & VICKI L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1998	BAS=1890 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (S039M)	2.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 2 (PC2)	1.00 (11.00 x 18.00)	1999

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

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

Board of County Commissioners Sumter County, Florida

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

5/8/2020

File #: CE2020-0136

MARK FALLACE
20 CANAL CT
LAKE PANASOFFKEE, FL 33538-4000

Dear MARK FALLACE:

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

Address: 20 CANAL CT, Lake Panasoffkee, FL 33538
Parcel #: F30H020 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 20 & 21 RIVER EDGE ESTATE PB 4 PG 50

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

CE2020-0136

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2020-0136

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

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

CE2020-0136

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

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You are being notified a violation exists on your property and your next inspection will be May 26, 2020.

Thank you for your attention in this matter.

Sincerely,

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

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

5/27/2020

File #: CE2020-0136

MARK FALLACE
20 CANAL CT
LAKE PANASOFFKEE, FL 33538-4000

Dear MARK FALLACE:

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

Address: 20 CANAL CT, Lake Panasoffkee, FL 33538
Parcel #: F30H020 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 20 & 21 RIVER EDGE ESTATE PB 4 PG 50

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

CE2020-0136

2009 I.P.M.C.

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Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

CE2020-0136

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CE2020-0136

91 7199 9991 7039 6360 3676

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Failure to correct the above violations before June 12, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

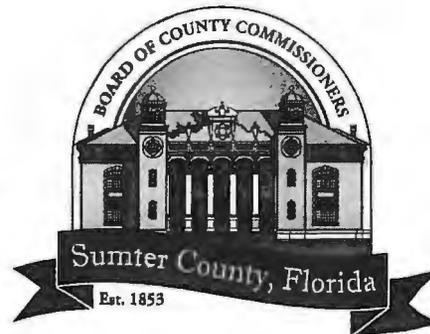
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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

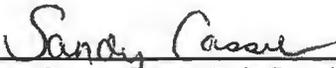
File #: CE2020-0136

FALLACE, MARK
20 CANAL CT
LAKE PANASOFFKEE, FL 33538-4000

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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.

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91 7199 9991 7039 6360 4284

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 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
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 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0136

vs.

FALLACE, MARK (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):

CE2020-0136

2009 I.P.M.C.

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Every window, skylight, door, and frame shall be kept in sound condition, good repair, and weather tight.

CE2020-0136

2009 I.P.M.C.

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CE2020-0136

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CE2020-0136

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

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

CE2020-0136

CE2020-0136

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

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

2. Property Owner(s):
FALLACE, MARK

3. Location of Violation: 20 CANAL CT, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:
Parcel #: F30H020 Section/Township/Range: 301922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 20 & 21 RIVER EDGE ESTATE PB 4 PG 50

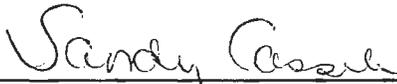
5. Date Violation first Observed: 5/7/2020

6. Date Property owner issued notice of violation: 5/27/2020

7. Date of Notice of Violation Inspection: 6/12/2020

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

DATED this Monday, the 29th day of June, 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 #: CE2020-0136

vs.

FALLACE, MARK (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 20 CANAL CT, Lake Panasoffkee, FL 33538

Section/Township/Range: 301922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 20 & 21 RIVER EDGE ESTATE PB 4 PG 50

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

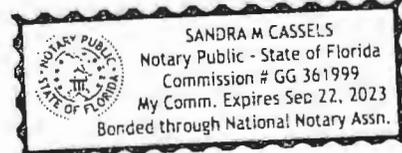
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0139

Name: Perez, Jose, & Hernandez Sofia

<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 07/16/2020 KV	50.00
NOV Inspection 06/15/2020 KV	50.00
CNV Inspection 05/27/2020 KV	50.00
Initial Inspection 05/08/2020 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: 7/9/2020

PARCEL ID: S24-109

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

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

Result: 1 of 1

Owner & Property Info

Owner's Name	PEREZ JOSE PEREZ & HERNANDEZ S		
Site Address	13724 CR 737, WEBSTER, FL 33597		
Mail Address	624 APRICOT DR, OCOEE, FL 34761		
Use Desc. (code)	AG IMPROVED NON-HX (05200)		
Sec/Twp/Rng	24/22/22	Neighborhood	1005
Year Built	2019	Tax District	County (1001)
Heated Area	1500 (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 NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55 E 648.21 FT S 89 DEG 54'08 W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18 E 648.39 FT S 89 DEG 58'04 W 658.43 FT N 00 DEG 51'13 W 647.60 FT N 89 DEG 54'08 E 656.52 FT TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$1,250.00
Market Value	\$56,100.00
Assessed Value	\$2,000.00
Total Taxable Value	\$2,000.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2020	3734/651	WD	I (Q)	\$235,000.00	PEREZ JOSE PEREZ & HERNANDEZ SOFIA LOPEZ
02/2017	3219/463	WD	I (Q)	\$140,000.00	DELAO YESENIA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
1	Single Family	Res 400 (R4)	Wall Type 3	2019	BAS=1500 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Improved Pasture (6010R)	7.93 Acre		
2	HOMESITE (5000R)	1.00 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

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

5/11/2020

File #: CE2020-0139

Jose, & Hernandez Sofia Perez
624 Apricot Dr
OCOEE, FL 34761

Dear Jose, & Hernandez Sofia Perez:

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

Address: 13724 CR 737, WEBSTER, FL 33597

Parcel #: S24-109 Section/Township/Range: 24/22/22

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

"COMM AT NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55" E 648.21 FT S 89 DEG 54'08" W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18" E 648.39 FT S 89 DEG 58'04" W 658.43 FT N 00 DEG 51'13" W 647.60 FT N 89 DEG 54'08" E 656.52 FT TO POB"

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

CE2020-0139

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.

(5/7/2020 3:29 PM SCO)

Room addition requires permits

You are being notified a violation exists on your property and your next inspection will be May 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>



COURTESY NOTICE OF VIOLATION

5/11/2020

File #: CE2020-0139

YESENIA DELAO
5300 GREEN VELVET CT
ORLANDO, FL 32808

Dear YESENIA DELAO:

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

Address: 13724 CR 737, WEBSTER, FL 33597

Parcel #: S24-109 Section/Township/Range: 24/22/22

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

"COMM AT NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55" E 648.21 FT S 89 DEG 54'08" W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18" E 648.39 FT S 89 DEG 58'04" W 658.43 FT N 00 DEG 51'13" W 647.60 FT N 89 DEG 54'08" E 656.52 FT TO POB"

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

CE2020-0139

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.

(5/7/2020 3:29 PM SCO)

Room addition requires permits

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

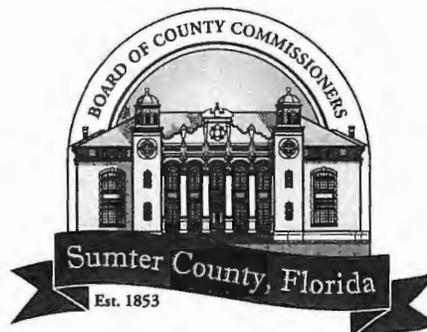
Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

5/28/2020

File #: CE2020-0139

Jose, & Hernandez Sofia Perez
624 Apricot Dr
OCOEE, FL 34761

Dear Jose, & Hernandez Sofia Perez:

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

Address: 13724 CR 737, WEBSTER, FL 33597

Parcel #: S24-109 Section/Township/Range: 24/22/22

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

"COMM AT NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55"E 648.21 FT S 89 DEG 54'08"W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18"E 648.39 FT S 89 DEG 58'04"W 658.43 FT N 00 DEG 51'13"W 647.60 FT N 89 DEG 54'08"E 656.52 FT TO POB"

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

CE2020-0139

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.

(5/7/2020 3:29 PM SCO)

Room addition requires permits

Failure to correct the above violations before June 15, 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 3720

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

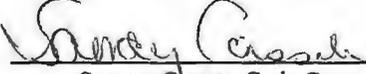
File #: CE2020-0139

Perez, Jose, & Hernandez Sofia
624 Apricot Dr
OCOEE, FL 34761

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4321

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 #: CE2020-0139

vs.

Perez, Jose, & Hernandez Sofia (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):**

CE2020-0139

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.

(5/7/2020 3:29 PM SCO)

Room addition requires permits

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

Perez, Jose, & Hernandez Sofia

3. **Location of Violation:** 13724 CR 737, WEBSTER, FL 33597

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

Parcel #: S24-109 Section/Township/Range: 242222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

"COMM AT NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55"E 648.21 FT S 89 DEG 54'08"W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18"E 648.39 FT S 89 DEG 58'04"W 658.43 FT N 00 DEG 51'13"W 647.60 FT N 89 DEG 54'08"E 656.52 FT TO POB"

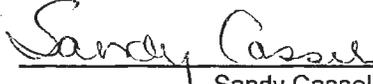
5. **Date Violation first Observed:** 5/8/2020

6. **Date Property owner issued notice of violation:** 5/28/2020

7. Date of Notice of Violation Inspection: 6/15/2020

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

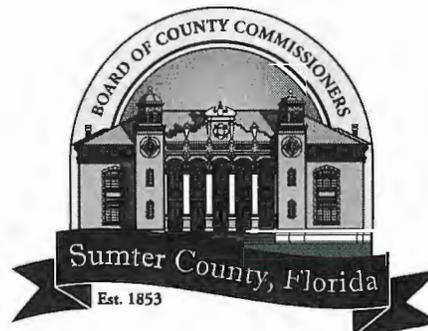
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0139

vs.

Perez, Jose, & Hernandez Sofia (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13724 CR 737, WEBSTER, FL 33597

Section/Township/Range: 242222

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

"COMM AT NE COR OF NE 1/4 OF SW 1/4 RUN S 00 DEG 33'55" E 648.21 FT S 89 DEG 54'08" W 20.60 FT TO W R/W OF CR 737 AND POB RUN S 01 DEG 01'18" E 648.39 FT S 89 DEG 58'04" W 658.43 FT N 00 DEG 51'13" W 647.60 FT N 89 DEG 54'08" E 656.52 FT TO POB"

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

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

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 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 16th day of July, 2020.

NOTARY PUBLIC
SANDRA M CASSELS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0141 OR 1362 PG 176 Zoning: R4M

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: Emery, Ralph, Jr

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/16/20

What is the General Location of this property? nobleton Parcel #: L25A064

What is the Property Address? 9406 CR 641, Bushnell, FL 33513

When did this case begin? 5/20/20

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?

CE2020-0141
2009 I.P.M.C.
108.1.3 Structure unfit for human occupancy.
A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CE2020-0141
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.

(5/8/2020 11:04 AM SCO)
Ramp 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 7/16/2020

When was the last time you visited the property? 7/16/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0141

Name: Emery, Ralph, Jr

<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 07/16/2020 KV	50.00
NOV Inspection 06/26/2020 KV	50.00
CNV Inspection 06/08/2020 KV	50.00
Initial Inspection 05/20/2020 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: 7/9/2020

PARCEL ID: L25A064

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

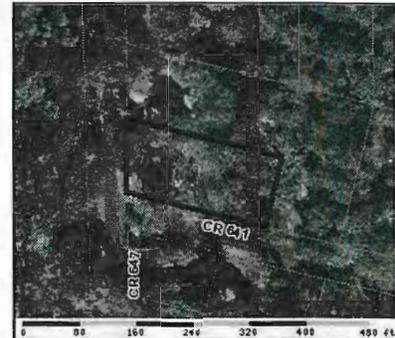
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	EMERY RALPH L JR		
Site Address	9406 CR 641, BUSHNELL, FL 33513		
Mail Address	9406 CR 641, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	25/21/20	Neighborhood	4509
Year Built	1962	Tax District	County (1001)
Heated Area	990 (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 63 UNIT 2 HOLIDAY SHORES PB 3 PG 32 & UNDRV INT IN LOT 2 UNIT 4 HOLIDAY SHORES		

GIS Aerial



Property & Assessment Values

Land Value	\$6,450.00
Market Value	\$34,150.00
Assessed Value	\$28,460.00
Total Taxable Value	\$28,460.00
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
01/2020	3697/696	TR	I (U)	\$100.00	EMERY RALPH L JR
11/2016	3188/203	WD	I (U)	\$17,200.00	FFPM LLC TTEE
10/2015	3109/133	WD	I (U)	\$100.00	SECRETARY OF HOUSING & URBAN
03/2015	2930/67	QC	I (U)	\$0.00	BANK OF AMERICA NA S/B/M BAC HOME LOANS SERVICING
04/2014	2893/19	WD	I (U)	\$0.00	SECRETARY OF HOUSING AND URBAN
02/2014	2741/69	CT	I (U)	\$100.00	BANK OF AMERICA N A
04/2005	1362/176	WD	I (U)	\$62,300.00	SPARKS DANIEL E
06/1994	590/237	QC	I (U)	\$100.00	BENTON SHIRLEY A
08/1985	311/230	WD	I (U)	\$33,000.00	BENTON SHIRLEY A
12/1984	311/229	QC	I (U)	\$100.00	BENTON SHIRLEY A
06/1984	291/450	WD	I (U)	\$39,900.00	BENTON SHIRLEY A
12/1978	210/142	WD	I (U)	\$11,800.00	BENTON SHIRLEY A
07/1976	177/191	NA	V (U)	\$0.00	BENTON SHIRLEY A
02/1967	82/676	WD	I (U)	\$4,000.00	SPARKS DANIEL E
12/1962	44/523	WD	I (U)	\$995.00	SPARKS DANIEL E

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	RES 250 (R25)	Wall Type 2	1962	BAS=990 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4517R)	100.00 Front Feet	100.00	217.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (12.00 x 18.00)	2017

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

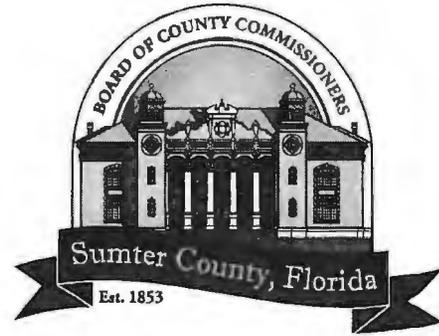
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

5/26/2020

File #: **CE2020-0141**

Ralph, Jr Emery
9406 CR 641
BUSHNELL, FL 33513

Dear Ralph, Jr Emery:

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

Address: 9406 CR 641, Bushnell, FL 33513

Parcel #: L25A064 Section/Township/Range: 252120

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 63 UNIT 2 HOLIDAY SHORES PB 3 PG 32 & UNDIV INT IN LOT 2 UNIT 4 HOLIDAY SHORES

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

CE2020-0141

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2020-0141

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.

(5/8/2020 11:04 AM SCO)

Ramp requires permit

You are being notified a violation exists on your property and your next inspection will be June 08, 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

6/9/2020

File #: CE2020-0141

Ralph, Jr Emery
9406 CR 641
BUSHNELL, FL 33513

Dear Ralph, Jr Emery:

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

Address: 9406 CR 641, Bushnell, FL 33513
Parcel #: L25A064 Section/Township/Range: 252120
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 63 UNIT 2 HOLIDAY SHORES PB 3 PG 32 & UNDIV INT IN LOT 2 UNIT 4 HOLIDAY SHORES

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

CE2020-0141
2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2020-0141

FBC Section 105 Permits [A] 105.1 Required.

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(5/8/2020 11:04 AM SCO)

Ramp requires permit

Failure to correct the above violations before June 26, 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 4123

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 #: CE2020-0141

Emery, Ralph, Jr
9406 CR 641
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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4338

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 #: CE2020-0141

vs.

Emery, Ralph, Jr (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):

CE2020-0141

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

CE2020-0141

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.

(5/8/2020 11:04 AM SCO)

Ramp requires permit

2. Property Owner(s):

Emery, Ralph, Jr

3. Location of Violation: 9406 CR 641, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: L25A064 Section/Township/Range: 252120

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 63 UNIT 2 HOLIDAY SHORES PB 3 PG 32 & UNDIV INT IN LOT 2 UNIT 4 HOLIDAY SHORES

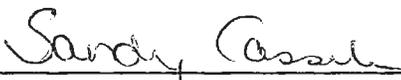
5. Date Violation first Observed: 5/20/2020

6. Date Property owner issued notice of violation: 6/9/2020

7. Date of Notice of Violation Inspection: 6/26/2020

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

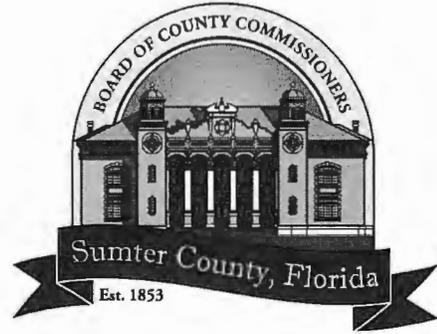
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0141

vs.

Emery, Ralph, Jr (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 9406 CR 641, Bushnell, FL 33513

Section/Township/Range: 252120

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 63 UNIT 2 HOLIDAY SHORES PB 3 PG 32 & UNDIV INT IN LOT 2 UNIT 4 HOLIDAY SHORES

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.

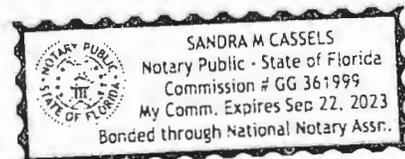
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 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 16th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0149 OR 1723 PG 103 Zoning: non vested
R1MR

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: KLAIBER, ARTHUR & KAREN

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/16/20

What is the General Location of this property? Bushnell Parcel #: H30-001

What is the Property Address? 8154 CR 330, Bushnell, FL 33513

When did this case begin? 5/18/20

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?

CE2020-0149
Sec. 13-611(e) Use of recreational vehicle as a temporary second residence on a parcel for a period of not more than five (5) days in any sixty-day period, provided adequate sanitary facilities are provided.

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 7/16/2020

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: July 20, 2020

Case: CE2020-0149

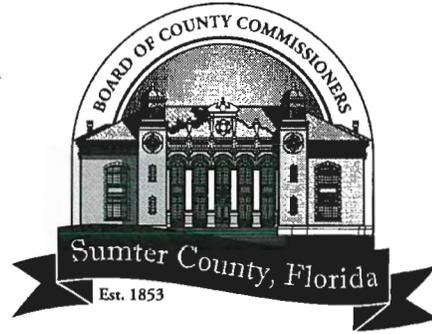
Name: KLAIBER, ARTHUR & KAREN

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/16/2020 KV	50.00
NOV Inspection 06/23/2020 KV	50.00
CNV Inspection 06/04/2020 KV	50.00
Initial Inspection 05/18/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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).

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0149

vs.

KLAIBER, ARTHUR & KAREN (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8154 CR 330, Bushnell, FL 33513

Section/Township/Range: 302021

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE SE 1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHIEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330 AND NW 1/4 OF SE 1/4 OF NE 1/4 N OF STATE ROAD 22 & LESS BEG AT PT ON S BDRY

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.

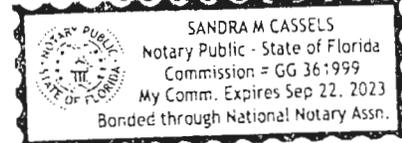
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 2020.

Kevin Vann

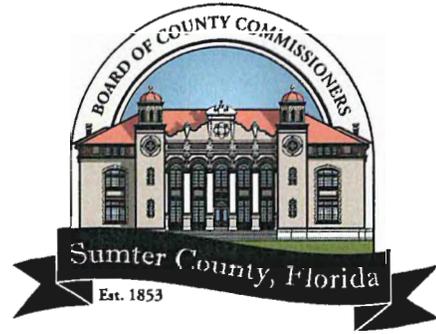
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 16th day of July, 2020.

NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

5/20/2020

File #: CE2020-0149

ARTHUR & KAREN KLAIBER
8154 CR 330
BUSHNELL, FL 33513

Dear ARTHUR & KAREN KLAIBER:

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

Address: 8154 CR 330, Bushnell, FL 33513

Parcel #: H30-001 Section/Township/Range: 302021

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE SE1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330

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

CE2020-0149

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

You are being notified a violation exists on your property and your next inspection will be June 04, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
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

6/5/2020

File #: CE2020-0149

ARTHUR & KAREN KLAIBER
8154 CR 330
BUSHNELL, FL 33513

Dear ARTHUR & KAREN KLAIBER:

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

Address: 8154 CR 330, Bushnell, FL 33513

Parcel #: H30-001 Section/Township/Range: 302021

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE SE 1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330 AND NW 1/4 OF SE 1/4 OF NE 1/4 N OF STATE ROAD 22 & LESS BEG AT PT ON

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

CE2020-0149

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

Failure to correct the above violations before June 23, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4062

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

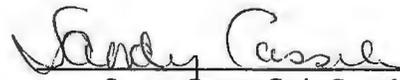
File #: CE2020-0149

KLAIBER, ARTHUR & KAREN
8154 CR 330
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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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

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 #: CE2020-0149

vs.

KLAIBER, ARTHUR & KAREN (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):

CE2020-0149

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

2. Property Owner(s):

KLAIBER, ARTHUR & KAREN

3. Location of Violation: 8154 CR 330, Bushnell, FL 33513

THE SE1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330

4. Legal Description of Property where violation exists:

Parcel #: H30-001 Section/Township/Range: 302021

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE SE 1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330 AND NW 1/4 OF SE 1/4 OF NE 1/4 N OF STATE ROAD 22 & LESS BEG AT PT ON S BDRY LINE OF NW

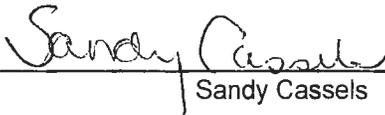
5. Date Violation first Observed: 5/18/2020

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

7. Date of Notice of Violation Inspection: 6/23/2020

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

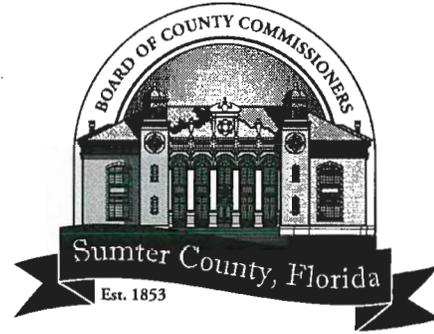
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0149

vs.

KLAIBER, ARTHUR & KAREN (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, July 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8154 CR 330, Bushnell, FL 33513

Section/Township/Range: 302021

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE SE 1/4 OF SE1/4 LYING S AND E OF WITHLACOOCHEE RIVER AND THE NE1/4 OF NE 1/4 LYING S AND E OF RIVER AND THE NE1/4 OF SE1/4 OF NE1/4 AND THAT PORTION S1/2 OF SE1/4 OF NE1/4 LYING N/LY OF CR 330 AND NW 1/4 OF SE 1/4 OF NE 1/4 N OF STATE ROAD 22 & LESS BEG AT PT ON S BDRY

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.

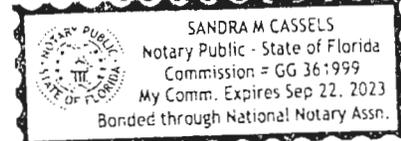
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, July 16, 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 16th day of July, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0154 OR 1364 PG 559 Zoning: R4M

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: FARMER, ROY F (LE)
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: J08B001

What is the Property Address? 851 CR 481, Lake Panasoffkee, FL 33538

When did this case begin? 5/20/20

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?

CE2020-0154

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

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

CE2020-0154

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0154

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 7/15/2020

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: July 20, 2020

Case: CE2020-0154

Name: FARMER, ROY F (LE)

<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 07/15/2020 KV	50.00
NOV Inspection 06/26/2020 KV	50.00
CNV Inspection 06/08/2020 KV	50.00
Initial Inspection 05/20/2020 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: 7/9/2020

PARCEL ID: J08B001

<< 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	FARMER ROY F (LE)		
Site Address	851 CR 481, LAKE PANASOFFKEE, FL 33538		
Mail Address	14861 LAGUNA DR, FORT MEYERS, FL 33908		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	08/20/22	Neighborhood	5055
Year Built	1981	Tax District	County (1001)
Heated Area	700 (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 1 BLK A SHADY ACRES 1ST ADD PB 3 PG 45		

GIS Aerial



Property & Assessment Values

Land Value	\$5,580.00
Market Value	\$21,640.00
Assessed Value	\$21,430.00
Total Taxable Value	\$21,430.00
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
04/2005	1364/559	WD	I (Q)	\$30,000.00	FARMER ROY F (LE)
12/2003	1364/558	DC	I (U)	\$0.00	WALL ROYCE & ROBERTA
10/1984	297/09	WD	I (U)	\$5,000.00	WALL ROYCE & ROBERTA
02/1974	150/49	WD	I (U)	\$850.00	WALL ROYCE & ROBERTA
02/1971	150/36	WD	I (U)	\$750.00	WALL ROYCE & ROBERTA
06/1964	58/688	WD	I (U)	\$500.00	WALL ROYCE & ROBERTA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1981	BAS=700 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5001M)	80.00 Front Feet	80.00	140.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UTO)	1.00 ()	1987
2	Carport/Open Porch O (PCO)	1.00 ()	1987

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

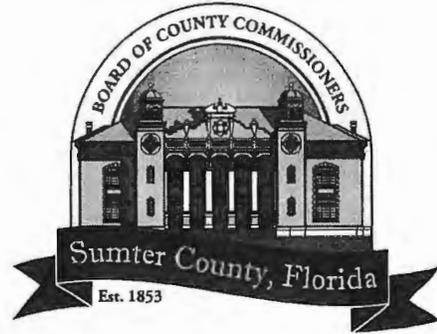
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although regularly updated, this information may not reflect the data currently on file in our office.

Notice:

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

Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

5/28/2020

File #: CE2020-0154

ROY F (LE) FARMER
14861 LAGUNA DR
FORT MEYERS, FL 33908

Dear ROY F (LE) FARMER:

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

Address: 851 CR 481, Lake Panasoffkee, FL 33538
Parcel #: J08B001 Section/Township/Range: 82022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 1 BLK A SHADY ACRES 1ST ADD PB 3 PG 45

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

CE2020-0154

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

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

CE2020-0154

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0154

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 June 08, 2020.

Thank you for your attention in this matter.

Sincerely,

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

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

6/9/2020

File #: CE2020-0154

ROY F (LE) FARMER
14861 LAGUNA DR
FORT MEYERS, FL 33908

Dear ROY F (LE) FARMER:

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

Address: 851 CR 481, Lake Panasoffkee, FL 33538
Parcel #: J08B001 Section/Township/Range: 82022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 1 BLK A SHADY ACRES 1ST ADD PB 3 PG 45

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

CE2020-0154

6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

CE2020-0154

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Failure to correct the above violations before June 26, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

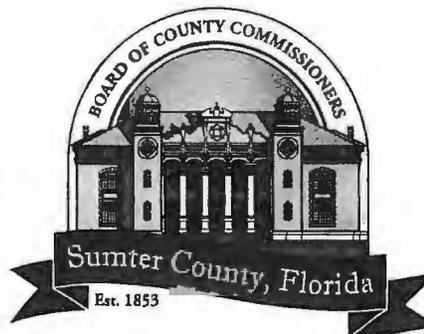
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4147

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

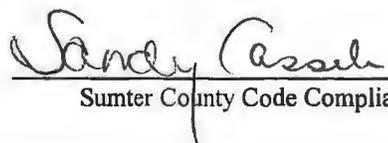
File #: CE2020-0154

FARMER, ROY F (LE)
14861 LAGUNA DR
FORT MEYERS, FL 33908

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 4376

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 #: CE2020-0154

vs.

FARMER, ROY F (LE) (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0154

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

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

CE2020-0154

6-104.(4) NUISANCES-INOPERABLE

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CE2020-0154

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2. Property Owner(s):
FARMER, ROY F (LE)

3. Location of Violation: 851 CR 481, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:
Parcel #: J08B001 Section/Township/Range: 82022
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 1 BLK A SHADY ACRES 1ST ADD PB 3 PG 45

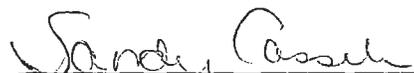
5. Date Violation first Observed: 5/20/2020

6. Date Property owner issued notice of violation: 6/9/2020

7. Date of Notice of Violation Inspection: 6/26/2020

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

DATED this Monday, the 29th day of June, 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 #: CE2020-0154

vs.

FARMER, ROY F (LE) (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 851 CR 481, Lake Panasoffkee, FL 33538

Section/Township/Range: 82022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 1 BLK A SHADY ACRES 1ST ADD PB 3 PG 45

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

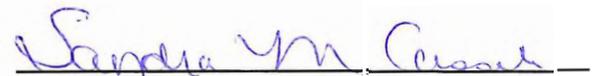
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

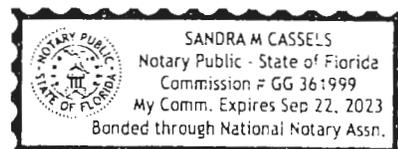


KEVIN VANN.

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0158 OR 1444 PG 119 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: PERRY, DENIS & ALLEN CHRISTEL (
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Oxford Parcel #: C08-005

What is the Property Address? 1870 CR 245 S, Oxford, FL 34484

When did this case begin? 5/19/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0158

13-431A-3.544 RACING TRACK
Permitted with Special Use Permit only on A10 and A10C zoned properties.

CE2020-0158

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 7/15/2020

When was the last time you visited the property? 07/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0158

Name: PERRY, DENIS & ALLEN CHRISTEL (

<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 07/15/2020 KV	50.00
NOV Inspection 06/26/2020 KV	50.00
CNV Inspection 06/05/2020 KV	50.00
Initial Inspection 05/19/2020 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).

**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 #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1870 CR 245 S, Oxford, FL 34484

Section/Township/Range: 81822

Subdivision:

Block:

Legal Description (partial):

SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

Tract:

Lot(s):

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

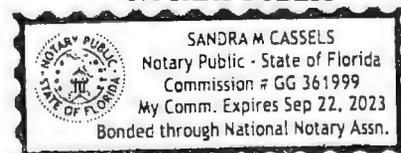
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

KEVIN VANN

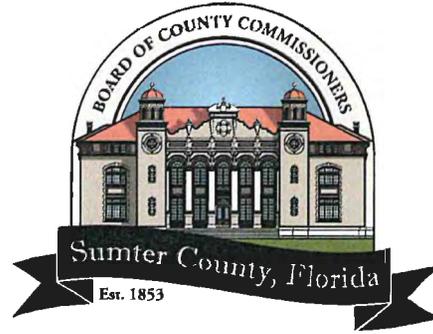
Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC



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

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COURTESY NOTICE OF VIOLATION

5/20/2020

File #: CE2020-0158

DENIS & ALLEN CHRISTEL (PERRY)
1870 CR 245S
OXFORD, FL 34484-2166

Dear DENIS & ALLEN CHRISTEL (PERRY:

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

Address: 1870 CR 245 S, Oxford, FL 34484
Parcel #: C08-005 Section/Township/Range: 81822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

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

CE2020-0158

13-431A-3.544 RACING TRACK

Permitted with Special Use Permit only on A10 and A10C zoned properties.

CE2020-0158

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.

CE2020-0158

CHAPTER 11 BUILDING AND FIRE CODES

Sec 4. Permit required.

No building or structure shall be erected, moved, demolished, added to, or structurally altered without a permit therefore, issued by the Building Official.

You are being notified a violation exists on your property and your next inspection will be June 05, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive style with a large initial 'G'.

Guylaine Chasse
Development Technician

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

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NOTICE OF VIOLATION

6/8/2020

File #: **CE2020-0158**

DENIS & ALLEN CHRISTEL (PERRY
1870 CR 245S
OXFORD, FL 34484-2166

Dear DENIS & ALLEN CHRISTEL (PERRY:

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

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Subdivision: Tract:
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SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

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

CE2020-0158

13-431A-3.544 RACING TRACK

Permitted with Special Use Permit only on A10 and A10C zoned properties.

Failure to correct the above violations before June 25, 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 4093

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

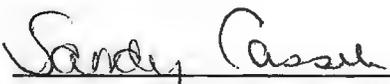
File #: CE2020-0158

PERRY, DENIS & ALLEN CHRISTEL ()
1870 CR 245S
OXFORD, FL 34484-2166

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.



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 4390

Important Information Regarding Code Compliance Hearings

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

Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (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):

CE2020-0158

13-431A-3.544 RACING TRACK

Permitted with Special Use Permit only on A10 and A10C zoned properties.

CE2020-0158

FBC Section 105 Permits [A] 105.1 Required.

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2. Property Owner(s):

PERRY, DENIS & ALLEN CHRISTEL (

3. Location of Violation: 1870 CR 245 S, Oxford, FL 34484

4. Legal Description of Property where violation exists:

Parcel #: C08-005 Section/Township/Range: 81822

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

5. Date Violation first Observed: 5/19/2020

6. Date Property owner issued notice of violation: 6/8/2020

7. Date of Notice of Violation Inspection: 6/26/2020

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

DATED this Monday, the 29th day of June, 2020.



Sandy Cassels

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

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1870 CR 245 S, Oxford, FL 34484

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

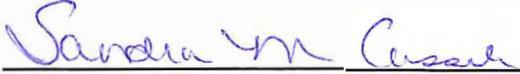
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FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

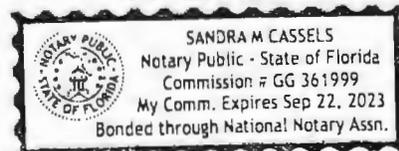


KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0158 OR 1444 PG 119 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: PERRY, DENIS & ALLEN CHRISTEL (
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Oxford Parcel #: C08-005

What is the Property Address? 1870 CR 245 S, Oxford, FL 34484

When did this case begin? 5/19/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0158

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CE2020-0158

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Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 7/15/2020

When was the last time you visited the property? 07/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 20, 2020

Case: CE2020-0158

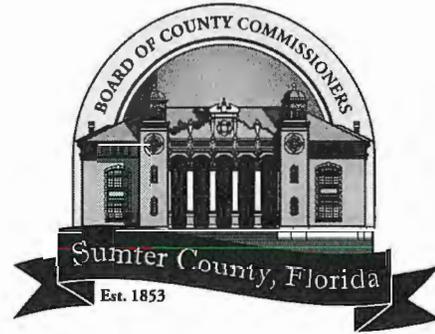
Name: PERRY, DENIS & ALLEN CHRISTEL (

<u>Item</u>	<u>Amount</u>
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ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
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Total Costs	312.70

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Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

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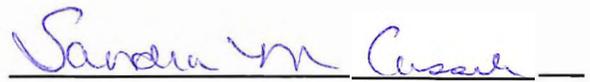
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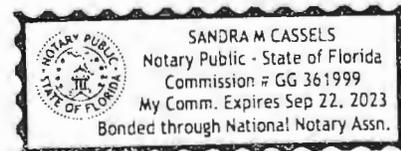


KEVIN VANN

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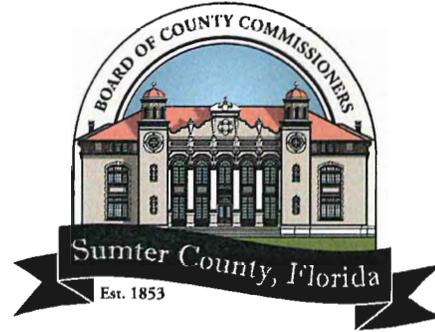


NOTARY PUBLIC



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

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COURTESY NOTICE OF VIOLATION

5/20/2020

File #: CE2020-0158

DENIS & ALLEN CHRISTEL (PERRY)
1870 CR 245S
OXFORD, FL 34484-2166

Dear DENIS & ALLEN CHRISTEL (PERRY:

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Address: 1870 CR 245 S, Oxford, FL 34484
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CE2020-0158

CHAPTER 11 BUILDING AND FIRE CODES

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You are being notified a violation exists on your property and your next inspection will be June 05, 2020.

Thank you for your attention in this matter.

Sincerely,

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Guylaine Chasse
Development Technician

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

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NOTICE OF VIOLATION

6/8/2020

File #: **CE2020-0158**

DENIS & ALLEN CHRISTEL (PERRY
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Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4093

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

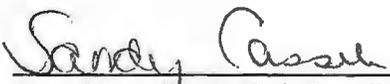
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PERRY, DENIS & ALLEN CHRISTEL ()
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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

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PERRY, DENIS & ALLEN CHRISTEL (

3. Location of Violation: 1870 CR 245 S, Oxford, FL 34484

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Block: Lot(s):

Legal Description (partial):

SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

5. Date Violation first Observed: 5/19/2020

6. Date Property owner issued notice of violation: 6/8/2020

7. Date of Notice of Violation Inspection: 6/26/2020

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

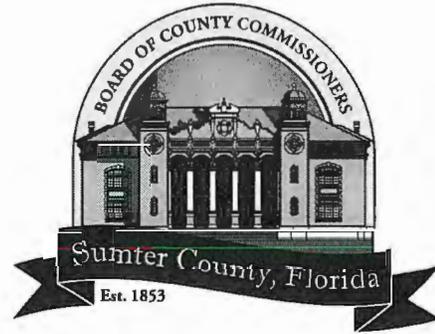
DATED this Monday, the 29th day of June, 2020.



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 #: CE2020-0158

vs.

PERRY, DENIS & ALLEN CHRISTEL (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1870 CR 245 S, Oxford, FL 34484

Section/Township/Range: 81822

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

SW 1/4 OF NW 1/4 OF NW 1/4 OR 152 PG 490

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

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

FURTHER AFFIANT SAYETH NOT
DATED this Wednesday, July 15, 2020.

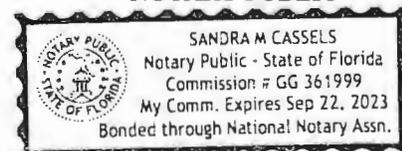


KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2019-0181 OR 1533 PG 6 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: TINKER, JERRY L

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 7/15/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32-005

What is the Property Address? 1695 CR 434, Lake Panasoffkee, FL 33538

When did this case begin? 4/17/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2019-0181

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 7/15/2020

When was the last time you visited the property? 7/15/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: July 17, 2020

Case: CE2019-0181

Name: TINKER, JERRY L

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 07/15/2020 KV	50.00
NOV Inspection 05/26/2020 KV	50.00
CNV Inspection 05/07/2020 KV	50.00
Initial Inspection 04/17/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
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: 7/9/2020

PARCEL ID: F32-005

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

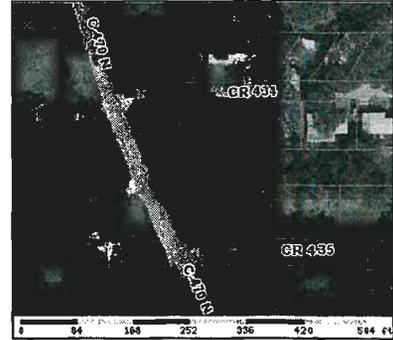
Parcel List Generator	Retrieve Tax Record
2019 TRIM (pdf)	GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	TINKER JERRY L		
Site Address	, FL		
Mail Address	PO BOX 454, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	32/19/22	Neighborhood	5040
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 200 FT S 41 DEG 55 MIN 50 SEC C W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E RW HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 21 MIN 50 SEC W 196.63 FT TO E RW HWY 470 SEELY ALONG SAID R W TO INTERSECT FIRST CALL OF THIS DESC			

GIS Aerial



Property & Assessment Values

Land Value	\$19,290.00
Market Value	\$19,290.00
Assessed Value	\$19,290.00
Total Taxable Value	\$19,290.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/U (Qual)	Sale Price	Grantor
02/2006	1533/006	WD	V (Q)	\$25,000.00	TINKER JERRY L
02/2006	1533/005	CD	V (U)	\$100.00	CURRY RONNIE R
02/2006	1533/004	CD	V (U)	\$100.00	CURRY RONNIE R
06/1990	409/771	QC	V (U)	\$100.00	CURRY RONNIE R
02/1987	339/117	QC	I (U)	\$100.00	CURRY RONNIE R
05/1980	232/297	CP	I (U)	\$0.00	CURRY RONNIE R
06/1978	202/259	QC	I (U)	\$100.00	CURRY RONNIE R
02/1978	202/257	QC	I (U)	\$100.00	CURRY RONNIE R
11/1973	202/256	WD	I (Q)	\$7,500.00	CURRY RONNIE R
03/1972	127/41	CP	I (Q)	\$7,500.00	CURRY RONNIE R
08/1971	120/739	WD	I (Q)	\$5,000.00	CURRY RONNIE R

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5011V)	78.00 Front Feet	78.00	125.00
2	Lk Pana (5003V)	132.00 Front Feet	132.00	145.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

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

4/20/2020

File #: CE2019-0181

JERRY L TINKER
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

Dear JERRY L TINKER:

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

Address: 1695 CR 434, Lake Panasoffkee, FL 33538

Parcel #: F32-005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SEC W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN

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

CE2019-0181

2009 I.P.M.C.

302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

You are being notified a violation exists on your property and your next inspection will be May 07, 2020.

Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
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

5/8/2020

File #: CE2019-0181

JERRY L TINKER
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

Dear JERRY L TINKER:

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

Address: 1695 CR 434, Lake Panasoffkee, FL 33538
Parcel #: F32-005 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SE
C W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73
FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN

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

CE2019-0181
2009 I.P.M.C.
302.4 Weeds.

All premises and exterior property shall be maintained free from weeds or plant growth in excess of 12". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

Failure to correct the above violations before May 26, 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 3492

Board of County Commissioners Sumter County, Florida

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

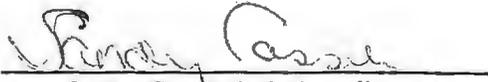
File #: CE2019-0181

TINKER, JERRY L
PO BOX 454
LAKE PANASOFFKEE, FL 33538-0454

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 7/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 6/29/2020.


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 4796

Important Information Regarding Code Compliance Hearings

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

Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0181

vs.

TINKER, JERRY L (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2019-0181

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):

TINKER, JERRY L

3. Location of Violation: 1695 CR 434, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F32-005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR OF SE1/4 RUN N 3 9.03 FT N 48 DEG 04 MIN 10 SEC W 280 FT S 41 DEG 55 MIN 50 SE C W 160.48 FT S 89 DEG 21 MIN 50 SEC W 636.80 FT FOR POB RUN S 89 DEG 21 MIN 50 SEC W 108.73 FT TO E R/W HWY 470 BEG AGAIN AT POB RUN N 0 DEG 38 MIN 10 SEC W 210 FT S 89 DEG 2 1 MIN 50 SEC W 196.63 FT

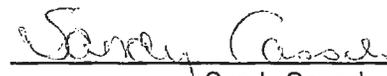
5. Date Violation first Observed: 4/17/2020

6. Date Property owner issued notice of violation: 5/8/2020

7. Date of Notice of Violation Inspection: 5/26/2020

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

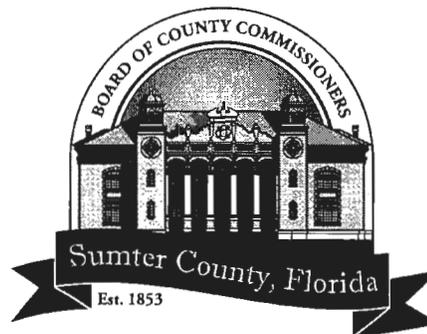
DATED this Monday, the 29th day of June, 2020.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2019-0181

vs.

TINKER, JERRY L (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Wednesday, July 15, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1695 CR 434, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

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

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

FURTHER AFFIANT SAYETH NOT

DATED this Wednesday, July 15, 2020.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Wednesday, the 15th day of July, 2020.

NOTARY PUBLIC

