

BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

August 27, 2020

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

A. Affidavit of Compliance

1. CE2020-0125 Joyce Thompson
2. CE2020-0130 Janice Dupre

B. Affidavit of Non-Compliance

NONE

C. Pre-Hearing Compliance

1. CE-W2020-0013 Hugh Lee
2. CE2020-0160 Robert and Kathleen Carlson
3. CE2020-0173 Richard Tubby
4. CE2020-0182 Torrey Howard
5. CE2020-0190 James Distaso and Linda Crenshaw

D. Old Business

1. **CE2020-0114 Rodney Stokes and Jessica Patterson (Sallie)**

Documents:

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

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

E. New Business

1. **CE2020-0156 Mario and Mirta Cruz**

Documents:

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

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

2. **CE2020-0159 Jason Cossin**

Documents:

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

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

3. CE2020-0172 Roger and Jean Fort

Documents:

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

4. CE2020-0175 Agustin Sanchez

Documents:

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

5. CE2020-0176 Willie Lawrence

Documents:

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

6. CE2020-0177 Byron Hodgin

Documents:

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

7. CE2020-0187 James McCornish

Documents:

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

8. CE2020-0190 James Distaso and Linda Crenshaw

Documents:

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

9. CE-W2020-0016 Blue Wave Group

Documents:

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

F. Public Forum

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

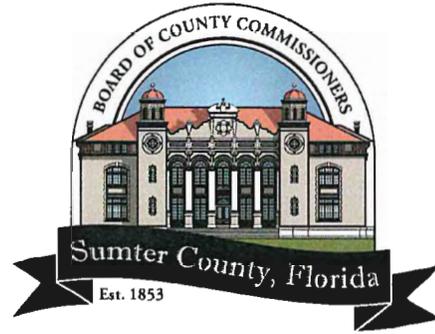
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

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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

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NOTICE OF HEARING

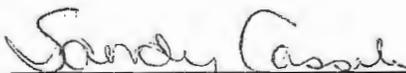
File #: CE2020-0114

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

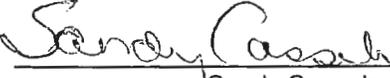
5. Date Violation first Observed: 4/16/2020

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

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

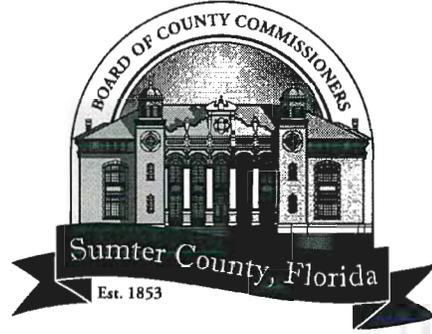
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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 PATTTER (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.

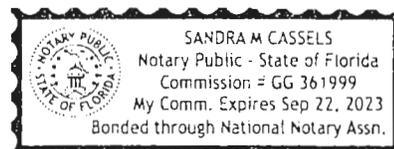
That a copy of the Request for Hearing has been sent certified, return receipt mail.

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 #: CE2020-0156 OR 1917 PG 57 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: CRUZ, MARIO & MIRTA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Tarrytown Parcel #: S24B006

What is the Property Address? 13957 CR 737, Webster, FL 33597

When did this case begin? 5/21/20

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?

CE2020-0156

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 8/14/2020

When was the last time you visited the property? 8/14/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0156

Name: CRUZ, MARIO & MIRTA

<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 08/14/2020 KV	50.00
NOV Inspection 07/02/2020 KV	50.00
CNV Inspection 06/09/2020 KV	50.00
Initial Inspection 05/21/2020 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: 8/14/2020

PARCEL ID: S24B006

<< 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	CRUZ MARIO & MIRTA		
Site Address	13957 CR 737, WEBSTER, FL 33597		
Mail Address	13870 CR 737A, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	24/22/22	Neighborhood	8017
Year Built	1980	Tax District	County (1001)
Heated Area	672 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 6 ROGERS SUBD PB 4 PG 36			

GIS Aerial



Property & Assessment Values

Land Value	\$12,760.00
Market Value	\$16,340.00
Assessed Value	\$16,340.00
Total Taxable Value	\$16,340.00
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
12/2019	3679/166	WD	I (Q)	\$10,000.00	CRUZ MARIO & MIRTA
03/2008	1917/057	WD	I (U)	\$48,000.00	MATA ERNESTO O
08/1997	652/32	WD	I (U)	\$100.00	OTERO RAFAEL & EVELYN
08/1997	649/672	WD	I (Q)	\$20,000.00	OTERO RAFAEL & EVELYN
10/1996	611/374	WD	V (Q)	\$7,500.00	OTERO RAFAEL & EVELYN
03/1985	303/715	WD	V (U)	\$100.00	OTERO RAFAEL & EVELYN
03/1985	303/38	WD	V (U)	\$8,800.00	OTERO RAFAEL & EVELYN
03/1985	303/37	WD	V (U)	\$8,000.00	OTERO RAFAEL & EVELYN
04/1984	288/147	AA	V (U)	\$8,000.00	OTERO RAFAEL & EVELYN
01/1984	282/137	QC	V (U)	\$5,000.00	OTERO RAFAEL & EVELYN
08/1983	275/541	QC	V (U)	\$100.00	OTERO RAFAEL & EVELYN
04/1981	244/407	AA	V (U)	\$0.00	OTERO RAFAEL & EVELYN
04/1981	244/406	AA	V (U)	\$0.00	OTERO RAFAEL & EVELYN
04/1981	244/405	AA	V (U)	\$7,000.00	OTERO RAFAEL & EVELYN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1980	BAS=672 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster Per Lot (8033M)	1.31 Acre	141.00	365.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Encl Barn (BR0)	1.00 ()	1986

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

Result: 1 of 1

DISCLAIMER

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

Notice:

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

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

6/10/2020

File #: CE2020-0156

MARIO & MIRTA CRUZ
13870 CR 737
WEBSTER, FL 33597

Dear MARIO & MIRTA CRUZ:

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

Address: 13957 CR 737, Webster, FL 33597
Parcel #: S24B006 Section/Township/Range: 242222
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 6 ROGERS SUBD PB 4 PG 36

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

CE2020-0156

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Failure to correct the above violations before June 29, 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 4185

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

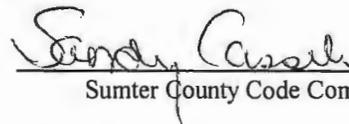
File #: CE2020-0156

CRUZ, MARIO & MIRTA
13870 CR 737
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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/24/2020.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 5670

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 #: CE2020-0156

vs.

CRUZ, MARIO & MIRTA (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):

CE2020-0156

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

2. Property Owner(s):

CRUZ, MARIO & MIRTA

3. Location of Violation: 13957 CR 737, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: S24B006 Section/Township/Range: 242222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 6 ROGERS SUBD PB 4 PG 36

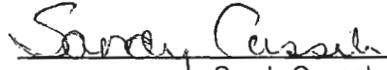
5. Date Violation first Observed: 5/21/2020

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

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

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 Friday, the 24th day of July, 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 #: CE2020-0156

vs.

CRUZ, MARIO & MIRTA (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Friday, August 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 13957 CR 737, Webster, FL 33597

Section/Township/Range: 242222
Subdivision:
Block:
Legal Description (partial):
LOT 6 ROGERS SUBD PB 4 PG 36

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.

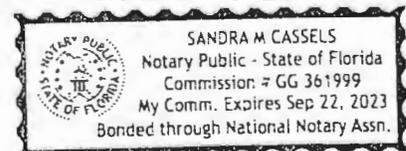
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, August 14, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 14th day of August, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0159 OR 1393 PG 400 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: COSSIN, JASON

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Sumterville Parcel #: J13B200

What is the Property Address? 973 CR 541, Sumterville, FL 33585

When did this case begin? 5/22/20

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?

CE2020-0159

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 8/14/2020

When was the last time you visited the property? 8/14/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0159

Name: COSSIN, JASON

<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 08/14/2020 KV	50.00
NOV Inspection 06/30/2020 KV	50.00
CNV Inspection 06/10/2020 KV	50.00
Initial Inspection 05/22/2020 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: 8/14/2020

PARCEL ID: J13B200

<< 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	COSSIN JASON		
Site Address	973 CR 541, SUMTERVILLE, FL 33585		
Mail Address	973 CR 541, SUMTERVILLE, FL 33585		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	13/20/22	Neighborhood	4802
Year Built	1998	Tax District	County (1001)
Heated Area	1176 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BLK 94 SUMTERVILLE LESS BEG AT INTERSECTION OF CENTERLINE OF CR 533 & S RW OF CR 524 RUN S 217.54 FT W 223.65 FT N 5 DEG 41 MIN 10 SEC E 218.50 FT E 202.00 FT TO POB PG 1 PG 20			

GIS Aerial



Property & Assessment Values

Land Value	\$7,080.00
Market Value	\$123,900.00
Assessed Value	\$81,810.00
Total Taxable Value	\$31,810.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
08/2013	2672/671	WD	I (Q)	\$110,000.00	COSSIN JASON
05/2005	1393/400	WD	I (Q)	\$126,000.00	HOFFMAN AMBER K
04/2004	1235/527	WD	I (Q)	\$74,500.00	SCHULTZ LARRY G & SINDY L
11/2003	1140/292	CT	I (U)	\$0.00	FEDERAL NATIONAL MORTGAGE
03/2001	864/330	WD	I (Q)	\$63,200.00	LANCASTER SCARLETT LONG
08/1998	704/242	WD	I (Q)	\$68,000.00	ARNOLD JEWELL J
05/1997	636/161	QC	I (U)	\$100.00	ARNOLD JEWELL J
04/1991	432/372	QC	I (U)	\$100.00	ARNOLD JEWELL J
08/1968	95/749	WD	I (U)	\$10,000.00	ARNOLD JEWELL J

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Wall Type 3	1998	BAS=1176 SF GAR=352 SF OP=30 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Sumterville (4810R)	0.50 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

Result: 1 of 1

DISCLAIMER

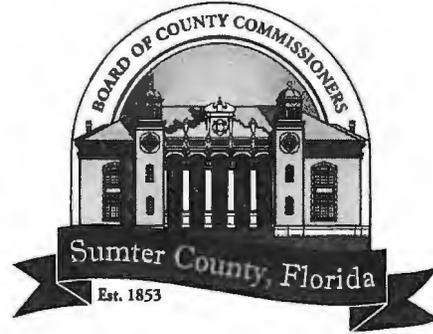
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed 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 #: CE2020-0159

JASON COSSIN
973 CR 541
SUMTERVILLE, FL 33585

Dear JASON COSSIN:

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

Address: 973 CR 541, Sumterville, FL 33585

Parcel #: J13B200 Section/Township/Range: 132022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BLK 94 SUMTERVILLE LESS BEG AT INTERSECTION OF CENTERLINE OF CR 533 & S R/W OF CR 524
RUN S 217.54 FT W 223.65 FT N 5 DEG 41 MIN 10 SEC E 218.50 FT E 202.00 FT TO POB PB 1 PG 20

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

CE2020-0159

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 10, 2020.

Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

6/11/2020

File #: CE2020-0159

JASON COSSIN
973 CR 541
SUMTERVILLE, FL 33585

Dear JASON COSSIN:

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

Address: 973 CR 541, Sumterville, FL 33585

Parcel #: J13B200 Section/Township/Range: 132022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BLK 94 SUMTERVILLE LESS BEG AT INTERSECTION OF CENTERLINE OF CR 533 & S R/W OF CR 524
RUN S 217.54 FT W 223.65 FT N 5 DEG 41 MIN 10 SEC E 218.50 FT E 202.00 FT TO POB PB 1 PG 20

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

CE2020-0159

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

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4215

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

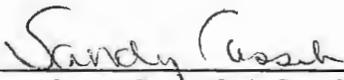
File #: CE2020-0159

COSSIN, JASON
973 CR 541
SUMTERVILLE, FL 33585

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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/24/2020.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

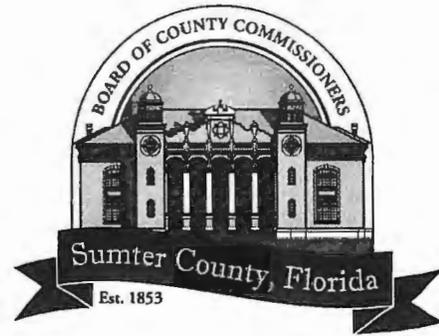
91 7199 9991 7039 6360 5687

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 #: CE2020-0159

vs.

COSSIN, 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.

1. Violation of Code(s):

CE2020-0159

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):

COSSIN, JASON

3. Location of Violation: 973 CR 541, Sumterville, FL 33585

4. Legal Description of Property where violation exists:

Parcel #: J13B200 Section/Township/Range: 132022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BLK 94 SUMTERVILLE LESS BEG AT INTERSECTION OF CENTERLINE OF CR 533 & S R/W OF CR 524 RUN S 217.54 FT W 223.65 FT N 5 DEG 41 MIN 10 SEC E 218.50 FT E 202.00 FT TO POB PB 1 PG 20

5. Date Violation first Observed: 5/22/2020

6. Date Property owner issued notice of violation: 6/11/2020

7. Date of Notice of Violation Inspection: 6/30/2020

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

DATED this Friday, the 24th day of July, 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 #: CE2020-0159

vs.

COSSIN, 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 Friday, August 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 973 CR 541, Sumterville, FL 33585

Section/Township/Range: 132022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BLK 94 SUMTERVILLE LESS BEG AT INTERSECTION OF CENTERLINE OF CR 533 & S R/W OF CR 524
RUN S 217.54 FT W 223.65 FT N 5 DEG 41 MIN 10 SEC E 218.50 FT E 202.00 FT TO POB PB 1 PG 20

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

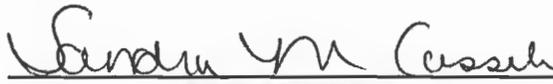
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, August 14, 2020.

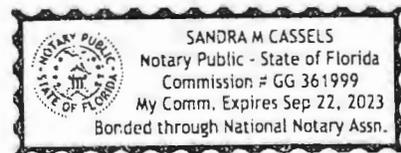


KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 14th day of August, 2020.



NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0172

Name: FORT, ROGER & JEAN

<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 08/13/2020 KV	50.00
NOV Inspection 07/09/2020 KV	50.00
CNV Inspection 06/18/2020 KV	50.00
Initial Inspection 06/02/2020 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: 8/14/2020

PARCEL ID: D30A241

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

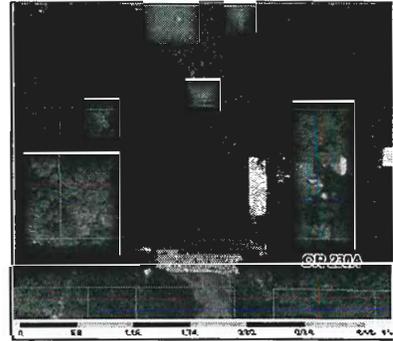
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	FORT ROGER & JEAN		
Site Address	3714 CR 230A, WILDWOOD, FL 34785		
Mail Address	1885 EAST CR 466, OXFORD, FL 34484		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/18/23	Neighborhood	1050
Year Built	1974	Tax District	County (1001)
Heated Area	1344 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 1 TO 4 INCL BLK I MORELAND PARK BEGAT NE COR OF LOT 1 BLK I RUN E 50 FT TO NW COR OF LOT 52 BLK A RUN S TO SW COR LOT 52 BLK A W 50 FT TO THE SE COR LOT 1 BLK I MORELAND PARK SUBD N TO POB PB 2 PGS 25-26			

GIS Aerial



Property & Assessment Values

Land Value	\$8,770.00
Market Value	\$31,280.00
Assessed Value	\$30,710.00
Total Taxable Value	\$30,710.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
08/1989	394/82	WD	V (Q)	\$10,000.00	FORT ROGER & JEAN
05/1989	389/660	QC	V (Q)	\$6,700.00	UNKNOWN
10/1986	335/253	PR	I (U)	\$100.00	UNKNOWN
01/1986	327/432	DC	I (U)	\$100.00	UNKNOWN
02/1977	182/225	FS	I (U)	\$100.00	UNKNOWN
03/1974	150/389	WD	V (U)	\$100.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1974	BAS=672 SF
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1980	BAS=672 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Moreland Park (2124M)	150.00 Front Feet	150.00	130.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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

6/3/2020

File #: CE2020-0172

ROGER & JEAN FORT
1885 EAST CR 466
OXFORD, FL 34484

Dear ROGER & JEAN FORT:

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

Address: 3732 CR 230A, Wildwood, FL 34785

Parcel #: D30A241 Section/Township/Range: 301823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 1 TO 4 INCL BLK I MORELAND PARK BEGAT NE COR OF LOT 1 BLK I RUN E 50 FT TO NW COR OF LOT 52 BLK A RUN S TO SW COR LOT 52 BLK A W 50 FT TO THE SE COR LOT 1 BLK I MORELAND PARK SUBD N TO POB PB 2 PGS 25-26

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

CE2020-0172

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

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

6/19/2020

File #: CE2020-0172

ROGER & JEAN FORT
1885 EAST CR 466
OXFORD, FL 34484

Dear ROGER & JEAN FORT:

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

Address: 3732 CR 230A, Wildwood, FL 34785

Parcel #: D30A241 Section/Township/Range: 301823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 1 TO 4 INCL BLK I MORELAND PARK BEGAT NE COR OF LOT 1 BLK I RUN E 50 FT TO NW COR OF LOT 52 BLK A RUN S TO SW COR LOT 52 BLK A W 50 FT TO THE SE COR LOT 1 BLK I MORELAND PARK SUBD N TO POB PB 2 PGS 25-26

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

CE2020-0172

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

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

Sincerely,

Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4680

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

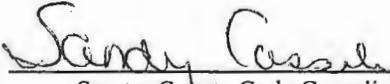
File #: CE2020-0172

FORT, ROGER & JEAN
1885 EAST CR 466
OXFORD, FL 34484

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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/24/2020.


Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

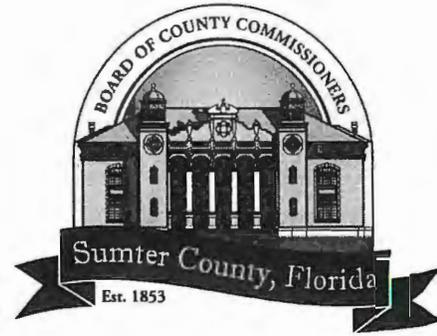
91 7199 9991 7039 6360 5717

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 #: CE2020-0172

vs.

FORT, ROGER & JEAN (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0172

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

2. Property Owner(s):

FORT, ROGER & JEAN

3. Location of Violation: 3732 CR 230A, Wildwood, FL 34785

4. Legal Description of Property where violation exists:

Parcel #: D30A241 Section/Township/Range: 301823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 1 TO 4 INCL BLK I MORELAND PARK BEGAT NE COR OF LOT 1 BLK I RUN E 50 FT TO NW COR OF LOT 52 BLK A RUN S TO SW COR LOT 52 BLK A W 50 FT TO THE SE COR LOT 1 BLK I MORELAND PARK SUBD N TO POB PB 2 PGS 25-26

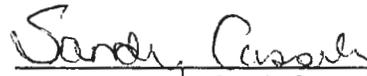
5. Date Violation first Observed: 6/2/2020

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

7. Date of Notice of Violation Inspection: 7/9/2020

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.

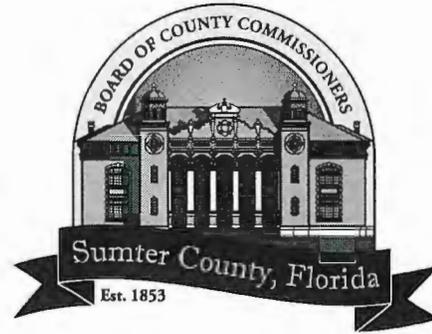
DATED this Friday, the 24th day of July, 2020.



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 #: CE2020-0172

vs.

FORT, ROGER & JEAN (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

The property is known as: Address: 3732 CR 230A, Wildwood, FL 34785

Section/Township/Range: 301823

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 1 TO 4 INCL BLK I MORELAND PARK BEGAT NE COR OF LOT 1 BLK I RUN E 50 FT TO NW COR OF LOT 52 BLK A RUN S TO SW COR LOT 52 BLK A W 50 FT TO THE SE COR LOT 1 BLK I MORELAND PARK SUBD N TO POB PB 2 PGS 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.

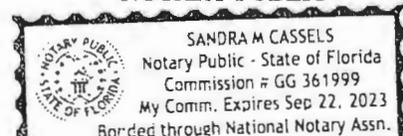
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, August 13, 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 13th day of August, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0175 OR 1619 PG 399 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: SANCHEZ, AGUSTIN TRINIDAD

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Bushnell Parcel #: N17H224

What is the Property Address? 1340 CR 604, BUSHNELL, FL 33513

When did this case begin? 6/3/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0175

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 8/14/2020

When was the last time you visited the property? 08/14/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0175

Name: SANCHEZ, AGUSTIN TRINIDAD

<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 08/14/2020 KV	50.00
NOV Inspection 07/09/2020 KV	50.00
CNV Inspection 06/22/2020 KV	50.00
Initial Inspection 06/03/2020 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: 8/14/2020

PARCEL ID: N17H224

<< 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	SANCHEZ AGUSTIN TRINIDAD		
Site Address	1340 CR 604, BUSHNELL, FL 33513		
Mail Address	1340 CR 604, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	17/21/22	Neighborhood	6427
Year Built	2006	Tax District	County (1001)
Heated Area	1212 (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 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131			

GIS Aerial



Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$137,010.00
Assessed Value	\$101,640.00
Total Taxable Value	\$101,640.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
06/2015	2975/409	WD	1 (U)	\$98,000.00	SANCHEZ AGUSTIN TRINIDAD
11/2014	2876/158	CT	1 (U)	\$100.00	FEDERAL NATIONAL MTG ASSOC
07/2006	1619/399	WD	1 (Q)	\$180,000.00	FURTADO JAMES J & CHARLOTTE A

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 450 (R45)	Wall Type 3	2006	BAS=1212 SF GAR=280 SF OP=159 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6411R)	100.00 Front Feet	100.00	132.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

Result: 1 of 1

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Notice:

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

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



COURTESY NOTICE OF VIOLATION

6/4/2020

File #: CE2020-0175

AGUSTIN TRINIDAD SANCHEZ
1340 CR 604
BUSHNELL, FL 33513

Dear AGUSTIN TRINIDAD SANCHEZ:

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

Address: 1340 CR 604, BUSHNELL, FL 33513
Parcel #: N17H224 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131

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

CE2020-0175

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 22, 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

6/23/2020

File #: **CE2020-0175**

AGUSTIN TRINIDAD SANCHEZ
1340 CR 604
BUSHNELL, FL 33513

Dear AGUSTIN TRINIDAD SANCHEZ:

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

Address: 1340 CR 604, BUSHNELL, FL 33513
Parcel #: N17H224 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131

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

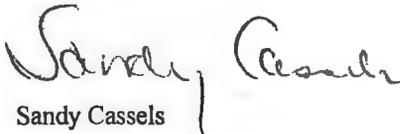
CE2020-0175

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

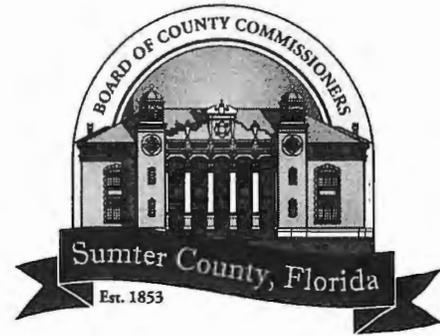
Sincerely,


Sandy Cassels
Development Technician

91 7199 9991 7039 6360 4475

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

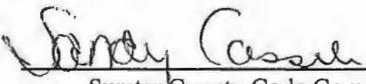
File #: CE2020-0175

SANCHEZ, AGUSTIN TRINIDAD
1340 CR 604
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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/24/2020.



Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

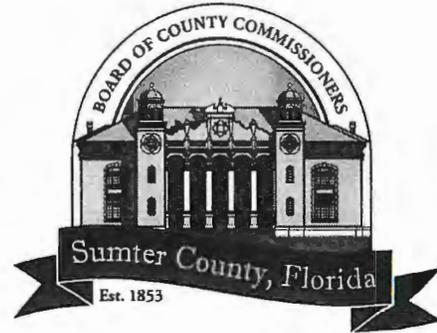
91 7199 9991 7039 6360 5731

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 #: CE2020-0175

vs.

SANCHEZ, AGUSTIN TRINIDAD (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):

CE2020-0175

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):

SANCHEZ, AGUSTIN TRINIDAD

3. Location of Violation: 1340 CR 604, BUSHNELL, FL 33513

LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131

4. Legal Description of Property where violation exists:

Parcel #: N17H224 Section/Township/Range: 172122

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131

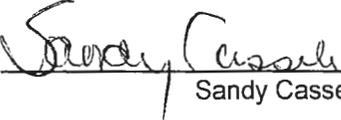
5. Date Violation first Observed: 6/3/2020

6. Date Property owner issued notice of violation: 6/23/2020

7. Date of Notice of Violation Inspection: 7/9/2020

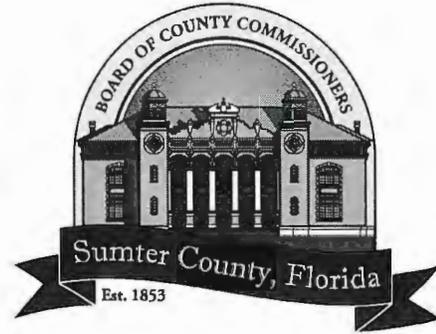
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 24th day of July, 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 #: CE2020-0175

vs.

SANCHEZ, AGUSTIN TRINIDAD (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Friday, August 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1340 CR 604, BUSHNELL, FL 33513

Section/Township/Range: 172122

Subdivision:

Tract:

Block:

Lot(s):

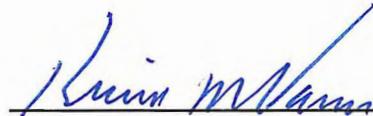
Legal Description (partial):

LOTS 15 & 16 BLK 4 BUSHNELL PARK PLAT 28 PB 1 PG 131

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

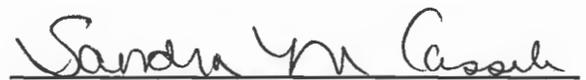
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, August 14, 2020.

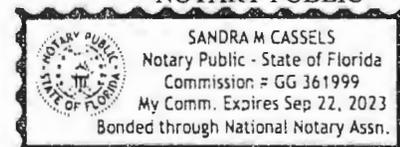


Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 14th day of August, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0176 OR _____ PG _____ Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: LAWRENCE, WILLIE EST

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Bushnell Parcel #: N17H099

What is the Property Address? 1290 CR 604, Bushnell, FL 33513

When did this case begin? 6/3/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0176

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.

CE2020-0176

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.

CE2020-0176

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 8/14/2020

When was the last time you visited the property? 8/14/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0176

Name: LAWRENCE, WILLIE EST

<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 08/14/2020 KV	50.00
NOV Inspection 07/10/2020 KV	50.00
CNV Inspection 06/22/2020 KV	50.00
Initial Inspection 06/03/2020 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: 8/14/2020

PARCEL ID: N17H099

<< 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	LAWRENCE WILLIE EST		
Site Address	, FL		
Mail Address	% IKE LAWRENCE10431 SW 150TH TERR, MIAMI, FL 33176		
Use Desc. (code)	VACANT/ MISC BLDG (00700)		
Sec/Twp/Rng	17/21/22	Neighborhood	6427
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.		
LOTS 19 & 20 BLK 4 BUSHNELL PARK PLAT 28PB 1 PG 131			

GIS Aerial



Property & Assessment Values

Land Value	\$6,640.00
Market Value	\$6,640.00
Assessed Value	\$6,640.00
Total Taxable Value	\$6,640.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
09/1985	320/738	DC	V (U)	\$0.00	LAWRENCE WILLIE EST
08/1984	320/739	WD	V (U)	\$100.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
N O N E					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Bushnell Resid (6411V)	100.00 Front Feet	100.00	132.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
N O N E			

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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

6/4/2020

File #: CE2020-0176

WILLIE EST LAWRENCE
% IKE LAWRENCE
10431 SW 150th Terr
MIAMI, FL 33176

Dear WILLIE EST LAWRENCE:

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

Address: 1290 CR 604, Bushnell, FL 33513
Parcel #: N17H099 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 19 & 20 BLK 4 BUSHNELL PARK PLAT 28PB 1 PG 131

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

CE2020-0176

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.

CE2020-0176

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

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CE2020-0176

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 June 22, 2020.

Thank you for your attention in this matter.

Sincerely,

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

Sandy Cassels
Development Technician

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

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



NOTICE OF VIOLATION

6/23/2020

File #: CE2020-0176

WILLIE EST LAWRENCE
% IKE LAWRENCE
10431 SW 150th Terr
MIAMI, FL 33176

Dear WILLIE EST LAWRENCE:

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

Address: 1290 CR 604, Bushnell, FL 33513
Parcel #: N17H099 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 19 & 20 BLK 4 BUSHNELL PARK PLAT 28PB 1 PG 131

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

CE2020-0176

6-104.(4) NUISANCES-INOPERABLE

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CE2020-0176

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CE2020-0176

91 7199 9991 7039 6360 4468

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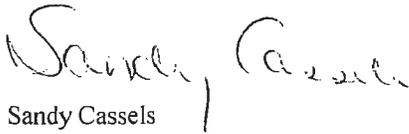
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(2)

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 July 09, 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

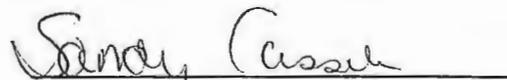
File #: CE2020-0176

LAWRENCE, WILLIE EST
% IKE LAWRENCE
10431 SW 150th Terr
MIAMI, FL 33176

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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/28/2020.


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 5748

Important Information Regarding Code Compliance Hearings

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 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Sumter County Ordinance 08-2.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
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 - 2) Any actions taken by the violator to correct the violation.
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Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0176

vs.

LAWRENCE, WILLIE EST (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):
CE2020-0176

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CE2020-0176
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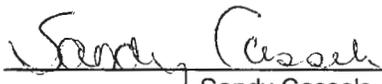
(2)

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.

2. Property Owner(s):
LAWRENCE, WILLIE EST
% IKE LAWRENCE, 10431 SW 150th Terr, MIAMI, FL 33176
3. Location of Violation: 1290 CR 604, Bushnell, FL 33513
4. Legal Description of Property where violation exists:
Parcel #: N17H099 Section/Township/Range: 172122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 19 & 20 BLK 4 BUSHNELL PARK PLAT 28PB 1 PG 131
5. Date Violation first Observed: 6/3/2020
6. Date Property owner issued notice of violation: 6/23/2020
7. Date of Notice of Violation Inspection: 7/10/2020

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

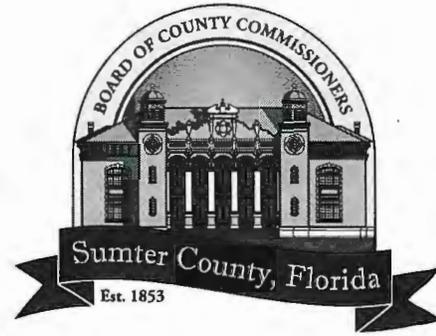
DATED this Tuesday, the 28th day of July, 2020.



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 #: CE2020-0176

vs.

LAWRENCE, WILLIE EST (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Friday, August 14, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1290 CR 604, Bushnell, FL 33513

Section/Township/Range: 172122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 19 & 20 BLK 4 BUSHNELL PARK PLAT 28PB 1 PG 131

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

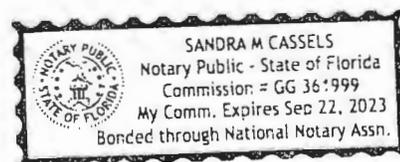
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, August 14, 2020.

Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 14th day of August, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0177 OR 1990 PG 365 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: HODGIN, BYRON R

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/13/20

What is the General Location of this property? Coleman Parcel #: G30C012

What is the Property Address? 3422 CR 521A, COLEMAN, FL 33521

When did this case begin? 6/4/20

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?

CE2020-0177

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.

CE2020-0177

2009 I.P.M.C.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

CE2020-0177

2009 I.P.M.C.

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

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 8/13/2020

When was the last time you visited the property? 8/13/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0177

Name: HODGIN, BYRON R

<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 08/13/2020 KV	50.00
NOV Inspection 07/10/2020 KV	50.00
CNV Inspection 06/23/2020 KV	50.00
Initial Inspection 06/04/2020 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: 8/14/2020

PARCEL ID: G30C012

<< 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	HODGIN BYRON R		
Site Address	3422 CR 521A, WILDWOOD, FL 34785		
Mail Address	3111 95TH DR E, PARRISH, FL 34219		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/23	Neighborhood	2512
Year Built	1995	Tax District	County (1001)
Heated Area	858 (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 12 COLEMAN OAKS PB 4 PB 106			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$51,340.00
Assessed Value	\$41,500.00
Total Taxable Value	\$41,500.00
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
08/2008	1990/365	WD	I (Q)	\$50,000.00	HODGIN BYRON R
11/2007	1990/364	DC	I (U)	\$0.00	MATTHEWS LEONARD H &
10/1998	709/198	WD	V (Q)	\$10,000.00	MATTHEWS LEONARD H &

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	1995	BAS=858 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	Carpport/Open Porch 2 (PC2)	1.00 (12.00 x 24.00)	1998

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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

6/5/2020

File #: CE2020-0177

BYRON R HODGIN
3111 95TH DR E
PARRISH, FL 34219-9281

Dear BYRON R HODGIN:

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

Address: 3422 CR 521A, COLEMAN, FL 33521
Parcel #: G30C012 Section/Township/Range: 301923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 12 COLEMAN OAKS PB 4 PB 106

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

CE2020-0177

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.

CE2020-0177

2009 I.P.M.C.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

CE2020-0177

2009 I.P.M.C.

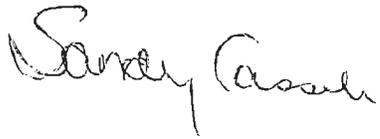
302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

You are being notified a violation exists on your property and your next inspection will be June 23, 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, flowing style.

Sandy Cassels
Development Technician

Board of County Commissioners
Sumter County, Florida

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



NOTICE OF VIOLATION

6/24/2020

File #: CE2020-0177

BYRON R HODGIN
3111 95TH DR E
PARRISH, FL 34219-9281

Dear BYRON R HODGIN:

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

Address: 3422 CR 521A, COLEMAN, FL 33521
Parcel #: G30C012 Section/Township/Range: 301923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 12 COLEMAN OAKS PB 4 PB 106

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

CE2020-0177

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.

CE2020-0177

2009 I.P.M.C.

301.3 Vacant structures and land.

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CE2020-0177

2009 I.P.M.C.

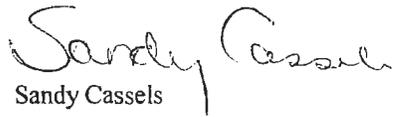
302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

91 7199 9991 7039 6360 4420

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

Sincerely,

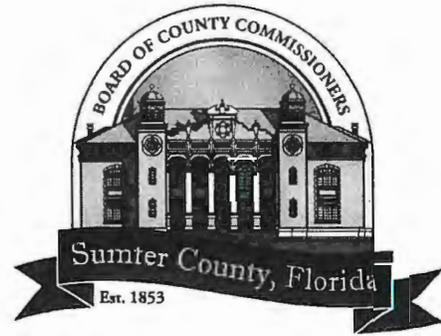
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

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

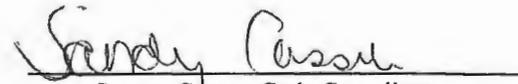
File #: CE2020-0177

HODGIN, BYRON R
3111 95TH DR E
PARRISH, FL 34219-9281

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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/28/2020.


Sandy Cassel
Sumter County Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

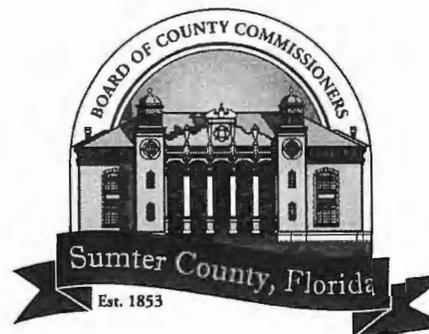
91 7199 9991 7039 6360 5755

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 #: CE2020-0177

vs.

HODGIN, BYRON R (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):

CE2020-0177

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.

CE2020-0177

2009 I.P.M.C.

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CE2020-0177

2009 I.P.M.C.

302.7 Accessory structures.

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

2. Property Owner(s):

HODGIN, BYRON R

3. Location of Violation: 3422 CR 521A, COLEMAN, FL 33521

4. Legal Description of Property where violation exists:

Parcel #: G30C012

Section/Township/Range: 301923

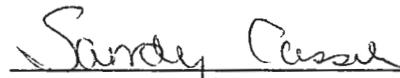
Subdivision:
Block:
Legal Description (partial):
LOT 12 COLEMAN OAKS PB 4 PB 106

Tract:
Lot(s):

5. Date Violation first Observed: 6/4/2020
6. Date Property owner issued notice of violation: 6/24/2020
7. Date of Notice of Violation Inspection: 7/10/2020

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

DATED this Tuesday, the 28th day of July, 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 #: CE2020-0177

vs.

HODGIN, BYRON R (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, August 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 3422 CR 521A, COLEMAN, FL 33521

Section/Township/Range: 301923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 12 COLEMAN OAKS PB 4 PB 106

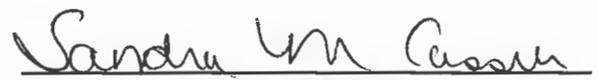
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

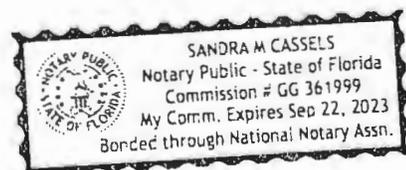
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, August 13, 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 13th day of August, 2020.


NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0187 OR 3111 PG 336 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: MCCOMISH, JAMES

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/13/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32Q010

What is the Property Address? 1453 CR 435, Lake Panasoffkee, FL 33538

When did this case begin? 6/10/20

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?

CE2020-0187

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.

CE2020-0187

2009 I.P.M.C.

308.2.1 Rubbish storage facilities.

The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2020-0187

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 8/13/2020

When was the last time you visited the property? 8/13/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0187

Name: MCCOMISH, JAMES

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
NOV LETTER	6.10
CNV LETTER	0.50
RFH LETTER	6.10
RFH Inspection 08/13/2020 KV	50.00
NOV Inspection 07/23/2020 KV	50.00
CNV Inspection 07/02/2020 KV	50.00
Initial Inspection 06/10/2020 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: 8/14/2020

PARCEL ID: F32Q010

<< 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	MCCOMISH JAMES		
Site Address	1453 CR 435, LAKE PANASOFFKEE, FL 33538		
Mail Address	1453 CR 435, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	32/19/22	Neighborhood	5029
Year Built	1973	Tax District	County (1001)
Heated Area	816 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT SW COR OF GOVT LOT 2 RU N W 30 FT N 44.68 FT TO A CM N 41 DEG 55 MIN 50 SEC E 960 FT N 48 DEG 04 MIN 10 SEC W 150 FT TO A POINT ON NWLY BANK OF A CANAL N 41 DEG 55 MIN 50 SEC E 100 FT FOR POB RUN N 48 DEG 04 MIN 10 SEC W 100 FT N 41 DEG 55 MIN 50 SEC E 80 FT S 48 DEG 04 MIN 10 SEC E 100 FT TO CANAL S 41 DEG 55 MIN 50 SE C W 80 FT ALONG CANAL TO POBKNOWN AS LOT 10 THUNDERBIRD MO BILE ESTAT...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$7,790.00
Market Value	\$32,800.00
Assessed Value	\$25,940.00
Total Taxable Value	\$940.00
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
05/2016	3111/336	FJ	I (U)	\$0.00	MCCOMISH JAMES
04/1998	680/439	WD	I (Q)	\$26,000.00	MCCOMISH JAMES EDWARD & MARGARET LEE
03/1997	627/738	CT	I (U)	\$100.00	UNKNOWN
02/1997	624/668	QC	I (U)	\$100.00	UNKNOWN
06/1990	408/622	QC	I (U)	\$100.00	UNKNOWN
03/1989	382/652	QC	I (U)	\$100.00	UNKNOWN
12/1985	318/54	WD	I (Q)	\$33,500.00	UNKNOWN
03/1985	303/731	WD	I (Q)	\$36,000.00	UNKNOWN
08/1982	261/252	WD	I (Q)	\$40,000.00	UNKNOWN
11/1976	180/794	WD	I (Q)	\$11,000.00	UNKNOWN
09/1972	132/304	WD	V (Q)	\$3,000.00	UNKNOWN
07/1968	94/546	WD	V (Q)	\$3,000.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 300 (MHR3)	Wall Type 1	1973	BAS=816 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5011M)	80.00 Front Feet	80.00	100.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	Utility 2 (UT2)	1.00 (34.00 x 10.00)	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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

6/11/2020

File #: CE2020-0187

JAMES MCCOMISH
1453 CR 435
LAKE PANASOFFKEE, FL 33538

Dear JAMES MCCOMISH:

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

Address: 1453 CR 435, Lake Panasoffkee, FL 33538

Parcel #: F32Q010 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT SW COR OF GOVT LOT 2 RU N W 30 FT N 44.68 FT TO A CM N 41 DEG 55 MIN 50 SEC E 560 F T
N 48 DEG 04 MIN 10 SEC W 150 FT TO A POINT ON NW/LY BANK OF A CANAL N 41 DEG 55 MIN 50
SEC E 160 FT FOR POB RUN N 48 DEG 04 MIN 10 SEC W 100 FT N 41 DEG 55 MIN 50 SEC E 80 FT S 48

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

CE2020-0187

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.

CE2020-0187

2009 I.P.M.C.

308.2.1 Rubbish storage facilities.

The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2020-0187

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 30, 2020.

Thank you for your attention in this matter.

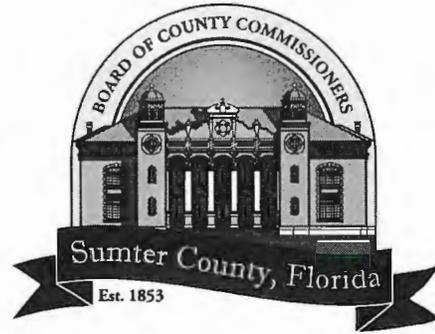
Sincerely,

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

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/6/2020

File #: CE2020-0187

JAMES MCCOMISH
1453 CR 435
LAKE PANASOFFKEE, FL 33538 .

Dear JAMES MCCOMISH:

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

Address: 1453 CR 435, Lake Panasoffkee, FL 33538

Parcel #: F32Q010 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT SW COR OF GOVT LOT 2 RU N W 30 FT N 44.68 FT TO A CM N 41 DEG 55 MIN 50 SEC E 560 F T
N 48 DEG 04 MIN 10 SEC W 150 FT TO A POINT ON NW/LY BANK OF A CANAL N 41 DEG 55 MIN 50
SEC E 160 FT FOR POB RUN N 48 DEG 04 MIN 10 SEC W 100 FT N 41 DEG 55 MIN 50 SEC E 80 FT S 48

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

CE2020-0187

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.

CE2020-0187

2009 I.P.M.C.

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CE2020-0187

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91 7199 9991 7039 6360 3485

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

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 HEARING

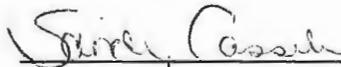
File #: CE2020-0187

MCCOMISH, JAMES
1453 CR 435
LAKE PANASOFFKEE, FL 33538

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/28/2020.



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 #: CE2020-0187

vs.

MCCOMISH, JAMES (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):

CE2020-0187

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.

CE2020-0187

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CE2020-0187

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2. Property Owner(s):

MCCOMISH, JAMES

3. Location of Violation: 1453 CR 435, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F32Q010

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT SW COR OF GOVT LOT 2 RU N W 30 FT N 44.68 FT TO A CM N 41 DEG 55 MIN 50 SEC E 560 FT N 48 DEG 04 MIN 10 SEC W 150 FT TO A POINT ON NW/LY BANK OF A CANAL N 41 DEG 55 MIN 50 SEC E 160 FT FOR POB RUN N 48 DEG 04 MIN 10 SEC W 100 FT N 41 DEG 55 MIN 50 SEC E 80 FT S 48 DEG 04 MIN 10 SEC E

5. Date Violation first Observed: 6/10/2020
6. Date Property owner issued notice of violation: 7/6/2020
7. Date of Notice of Violation Inspection: 7/23/2020

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 Tuesday, the 28th day of July, 2020.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0187

vs.

MCCOMISH, JAMES (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, August 13, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1453 CR 435, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT SW COR OF GOVT LOT 2 RU N W 30 FT N 44.68 FT TO A CM N 41 DEG 55 MIN 50 SEC E 560 F T N 48 DEG 04 MIN 10 SEC W 150 FT TO A POINT ON NW/LY BANK OF A CANAL N 41 DEG 55 MIN 50 SEC E 160 FT FOR POB RUN N 48 DEG 04 MIN 10 SEC W 100 FT N 41 DEG 55 MIN 50 SEC E 80 FT S 48 DEG 04

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.

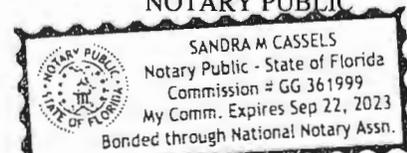
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, August 13, 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 13th day of August, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0190 OR 1219 PG 302 Zoning: R2M

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: DISTASO, JAMES & CRENSHAW LINDA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/13/20

What is the General Location of this property? Lady Lake Parcel #: D01C056

What is the Property Address? 8133 CR 109D, Lady Lake, FL 32159

When did this case begin? 6/11/20

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?

CE2020-0190

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.

(6/10/2020 3:02 PM SCO)

constructed lanai w/roof and door no 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 8/13/2020

When was the last time you visited the property? 8/13/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

Sumter County Property Appraiser

updated: 8/14/2020

PARCEL ID: D01C056

<< 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	DISTASO JAMES & CRENSHAW LINDA		
Site Address	8133 CR 109D, LADY LAKE, FL 32159		
Mail Address	8133 CR 109D, LADY LAKE, FL 32159		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	01/18/23	Neighborhood	2017
Year Built	1999	Tax District	County (1001)
Heated Area	1920 (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 56 OAKLAND HILLS SUBD PB 4 PG 75-75G			

GIS Aerial



Property & Assessment Values

Land Value		\$16,840.00
Market Value		\$92,960.00
Assessed Value		\$67,800.00
Total Taxable Value		\$25,000.00
Exemptions	01 - Homestead	\$25,000
	02 - Additional Homestead	\$17,800

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
09/2019	3628/188	QC	I (U)	\$100.00	DISTASO JAMES & CRENSHAW LINDA J (JT)
07/2017	3281/365	QC	I (U)	\$100.00	DISTASO JAMES
04/2016	3084/669	WD	I (Q)	\$90,000.00	DISTASO JAMES & VIRGINIA
05/2004	1219/302	WD	I (Q)	\$90,000.00	RYLANDER ALLEN M & DIANA
10/1999	771/642	WD	V (Q)	\$13,000.00	NUSEN RENE' A & NANCY L
12/1988	380/30	WD	V (U)	\$12,000.00	NUSEN RENE' A & NANCY L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 6 (MHR6)	Wall Type 1	1999	BAS=1920 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Oakland Hill (4003M)	21,872.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carpport/Open Porch 4 (PC4)	1.00 (20.00 x 27.00)	2001
2	Utility 4 (UT4)	1.00 (12.00 x 10.00)	2003

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

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.

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE2020-0190

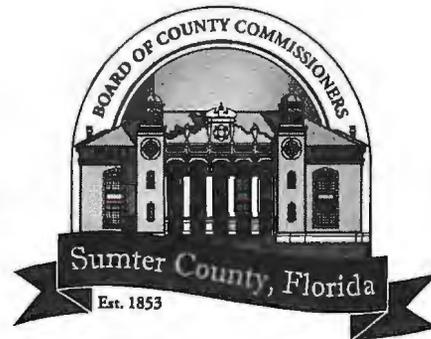
Name: DISTASO, JAMES & CRENSHAW LINDA

<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 08/13/2020 KV	50.00
NOV Inspection 07/23/2020 KV	50.00
CNV Inspection 07/01/2020 KV	50.00
Initial Inspection 06/11/2020 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>



COURTESY NOTICE OF VIOLATION

6/15/2020

File #: CE2020-0190

JAMES & CRENSHAW LINDA DISTASO
8133 CR 109D
LADY LAKE, FL 32159

Dear JAMES & CRENSHAW LINDA DISTASO:

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

Address: 8133 CR 109D, Lady Lake, FL 32159
Parcel #: D01C056 Section/Township/Range: 11823
Subdivision: Oakland Hills Tract:
Block: Lot(s): 056
Legal Description (partial):
LOT 56 OAKLAND HILLS SUBD PB 4 PG 75-75G

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

CE2020-0190

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.

(6/10/2020 3:02 PM SCO)

constructed lanai w/roof and door no permit

You are being notified a violation exists on your property and your next inspection will be July 01, 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

7/2/2020

File #: CE2020-0190

JAMES & CRENSHAW LINDA DISTASO
8133 CR 109D
LADY LAKE, FL 32159

Dear JAMES & CRENSHAW LINDA DISTASO:

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

Address: 8133 CR 109D, Lady Lake, FL 32159
Parcel #: D01C056 Section/Township/Range: 11823
Subdivision: Oakland Hills Tract:
Block: Lot(s): 056
Legal Description (partial):
LOT 56 OAKLAND HILLS SUBD PB 4 PG 75-75G

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

CE2020-0190

FBC Section 105 Permits [A] 105.1 Required.

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(6/10/2020 3:02 PM SCO)

constructed lanai w/roof and door no permit

Failure to correct the above violations before July 22, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

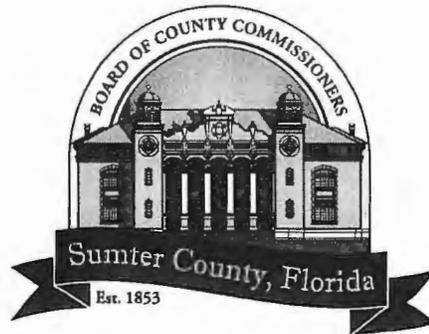
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4895

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

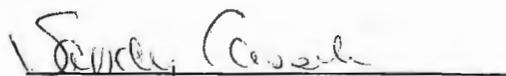
File #: CE2020-0190

DISTASO, JAMES & CRENSHAW LINDA
8133 CR 109D
LADY LAKE, FL 32159

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 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/28/2020.



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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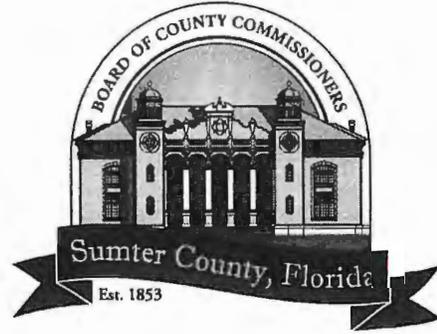
91 7199 9991 7039 6360 5120

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.
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 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
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 - 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 #: CE2020-0190

vs.

DISTASO, JAMES & CRENSHAW LINDA (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0190

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.

(6/10/2020 3:02 PM SCO)

constructed lanai w/roof and door no permit

2. Property Owner(s):

DISTASO, JAMES & CRENSHAW LINDA

3. Location of Violation: 8133 CR 109D, Lady Lake, FL 32159

4. Legal Description of Property where violation exists:

Parcel#: D01C056 Section/Township/Range: 11823

Subdivision: Oakland Hills Tract:

Block: Lot(s): 056

Legal Description (partial):

LOT 56 OAKLAND HILLS SUBD PB 4 PG 75-75G

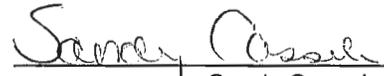
5. Date Violation first Observed: 6/11/2020

6. Date Property owner issued notice of violation: 7/2/2020

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

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.

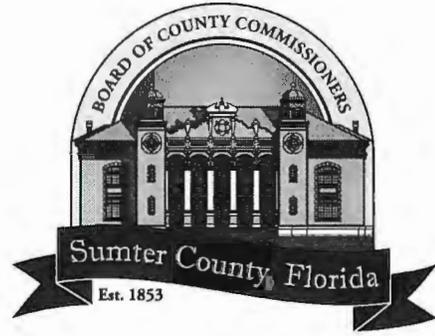
DATED this Tuesday, the 28th day of July, 2020.



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 #: CE2020-0190

vs.

DISTASO, JAMES & CRENSHAW LINDA (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

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

The property is known as: Address: 8133 CR 109D, Lady Lake, FL 32159

Section/Township/Range: 11823

Subdivision: Oakland Hills

Block:

Legal Description (partial):

LOT 56 OAKLAND HILLS SUBD PB 4 PG 75-75G

Tract:

Lot(s): 056

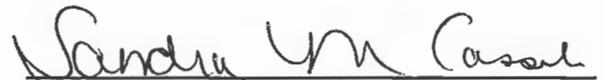
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

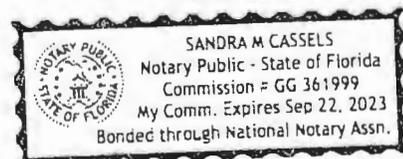
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, August 13, 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 13th day of August, 2020.


NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2020-0016 OR 440 PG 791 Zoning: R6C

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: BLUE, WAVE GROUP LLC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 8/14/20

What is the General Location of this property? Webster Parcel #: N36B235

What is the Property Address? NW 4th ST, Webster, FL 33597

When did this case begin? 6/5/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-W2020-0016

2009 I.P.M.C.

302.4 Weeds.

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

CE-W2020-0016

2009 I.P.M.C.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

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 8/14/2020

When was the last time you visited the property? 8/14/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: August 18, 2020

Case: CE-W2020-0016

Name: BLUE, WAVE GROUP LLC

<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 08/14/2020 KV	50.00
NOV Inspection 07/14/2020 KV	50.00
CNV Inspection 06/25/2020 KV	50.00
Initial Inspection 06/05/2020 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: 8/14/2020

PARCEL ID: N36B235

<< 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	BLUE WAVE GROUP LLC		
Site Address	, FL		
Mail Address	13831 MASCOTTE EMPIRE RD, GROVELAND, FL 34736		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built		Tax District	Webster (8008)
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.		
LOTS 12 & 13 BLOCK 7 JOHNSON SUBD PB 1 PG 84			

GIS Aerial



Property & Assessment Values

Land Value	\$2,010.00
Market Value	\$2,010.00
Assessed Value	\$2,010.00
Total Taxable Value	\$2,010.00
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
08/2013	2667/592	TD	V (U)	\$1,500.00	BLUE WAVE GROUP LLC
10/1991	441/15	WD	V (U)	\$0.00	DORSEY CHESTER
10/1991	440/791	WD	V (U)	\$0.00	DORSEY CHESTER

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003V)	50.00 Front Feet	50.00	140.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 8/14/2020

Result: 1 of 1

DISCLAIMER

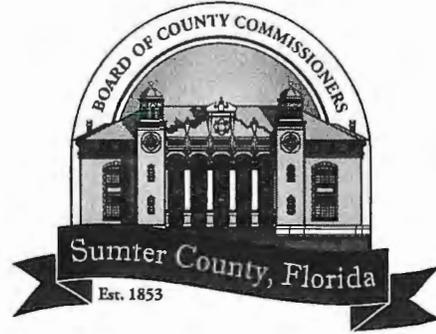
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

Notice:

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

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

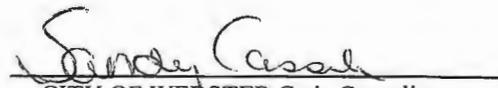
File #: CE-W2020-0016

BLUE, WAVE GROUP LLC
13831 MASCOTTE EMPIRE RD
GROVELAND, FL 34736

YOU ARE NOTIFIED that a public hearing concerning CITY OF WEBSTER Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 8/27/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 7/24/2020.


CITY OF WEBSTER Code Compliance

Any person who may feel the need to appeal any decision with respect to any matter considered at this hearing is hereby notified that a verbatim record of the proceedings, or a portion thereof, may be necessary for such purpose, and that the County assumes no responsibility for providing such record.

Persons with disabilities and needing assistance to participate in any of these proceedings should contact the Sumter County Administration office at 352-689-4400, 48 hours in advance of the scheduled meeting. If you are hearing or voice impaired, call 1-800-955-8771.

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

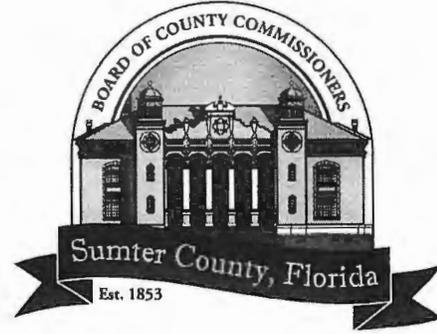
91 7199 9991 7039 6360 5663

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-W2020-0016

vs.

BLUE, WAVE GROUP LLC (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF WEBSTER Ordinance 2012-01, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF WEBSTER, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-W2020-0016

2009 I.P.M.C.

302.4 Weeds.

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

CE-W2020-0016

2009 I.P.M.C.

301.3 Vacant structures and land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

2. Property Owner(s):

BLUE, WAVE GROUP LLC

3. Location of Violation:

LOTS 12 & 13 BLOCK 7 JOHNSON SUBD PB 1 PG 84

4. Legal Description of Property where violation exists:

Parcel #: N36B235 Section/Township/Range: 362122

Subdivision: Tract:

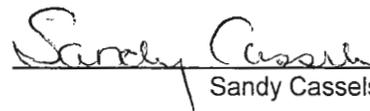
Block: Lot(s):

Legal Description (partial):
LOTS 12 & 13 BLOCK 7 JOHNSON SUBD PB 1 PG 84

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

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

DATED this Friday, the 24th day of July, 2020.


Sandy Cassels

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

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



COUNTY OF SUMTER (Petitioner)

File #: CE-W2020-0016

vs.

BLUE, WAVE GROUP LLC (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Friday, August 14, 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: 362122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 12 & 13 BLOCK 7 JOHNSON SUBD PB 1 PG 84

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

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

FURTHER AFFIANT SAYETH NOT
DATED this Friday, August 14, 2020.



Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 14th day of August, 2020.



NOTARY PUBLIC

