

BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

September 24, 2020

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

A. Affidavit of Compliance

- | | |
|----------------|-----------------------------|
| 1. CE2020-0109 | Brassboys Enterprises, Inc. |
| 2. CE2020-0149 | Arthur and Karen Klaiber |
| 3. CE2020-0175 | Agustin Sanchez |

B. Affidavit of Non-Compliance

- | | |
|----------------|------------------|
| 1. CE2020-0110 | Marion Houde |
| 2. CE2020-0117 | Karmen Duncan |
| 3. CE2020-0136 | Mark Fallace |
| 4. CE2020-0141 | Ralph Emery, Jr. |

C. Pre-Hearing Compliance

- | | |
|-------------------|---------------------------|
| 1. CE-CH2020-0015 | Jerry and Linda Brown |
| 2. CE-CH2020-0016 | Helen Woodworth |
| 3. CE2020-0183 | David and Karen Fleming |
| 4. CE2020-0198 | Gregory and Peggy Shearer |

D. Old Business

- 1. CE2020-0177 Byron Hodgkin**

Documents:

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

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

E. New Business

1. **CE-C2020-0005 Earthscapes Unlimited, Inc.**

Documents:

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

2. **CE-CH2020-0009 Mt. Pleasant ME Church**

Documents:

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

3. **CE-CH2020-0012 Marcos and Norma Lopez**

Documents:

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

4. **CE-CH2020-0013 Victor and Abigail Benitez**

Documents:

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

5. **CE-CH2020-0014 Wilfredo and Velez Nilsa Cardona**

Documents:

[Attorney Questionnaire, case cost, etc 2.pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

6. **CE-W2020-0017 Wayne Raulerson**

Documents:

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

7. **CE2020-0171 Brian and Deborah Becker**

Documents:

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

8. **CE2020-0192 Joann Emerson**

Documents:

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

9. **CE2020-0193 Rodney Z and Brenda Morris**

Documents:

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

10. **CE2020-0196 Francis and Morton Gatwood**

Documents:

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

11. **CE2020-0197 Bernice Pierce**

Documents:

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

12. **CE2020-0199 Franklin Goodwin**

Documents:

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

13. **CE2020-0203 Philip Collins Benjamin, Jr.**

Documents:

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

14. **CE2020-0204 RC and Jureta Stephenson**

Documents:

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

15. **CE2020-0209 Laura Stewart**

Documents:

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

16. **CE2020-0210 Betty Manson and Audrey Watkins**

Documents:

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

17. **CE2020-0213 David Sutherland**

Documents:

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

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

18. CE2020-0217 Olga Sokol

Documents:

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

19. CE2020-0218 Mohammad Elnaji

Documents:

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

20. CE2020-0225 Webster RV Resort, LLC

Documents:

[Attorney Questionnaire, case costs, etc 1.pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

F. Public Forum

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.

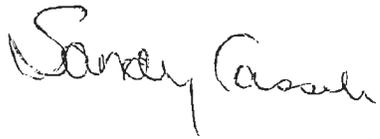
302.7 Accessory structures.

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

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CE2020-0177

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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
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NOTICE OF HEARING

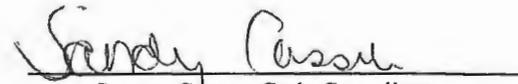
File #: CE2020-0177

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

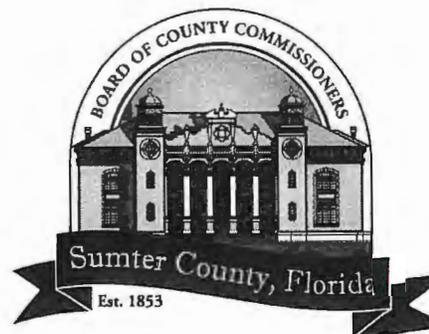
91 7199 9991 7039 6360 5755

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

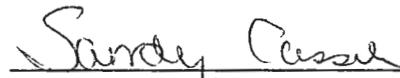
Subdivision:
Block:
Legal Description (partial):
LOT 12 COLEMAN OAKS PB 4 PB 106

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

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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

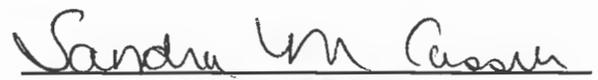
That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

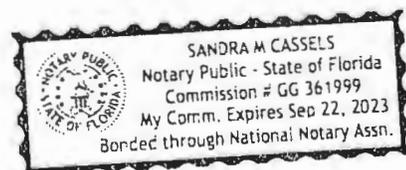
That a copy of the Request for Hearing has been sent certified, return receipt mail.

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 #: CE-C2020-0005 OR 1650 PG 62 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: EARTHSCAPES, UNLIMITED INC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? Coleman Parcel #: F26-010

What is the Property Address? WARM SPRINGS AVE, Wildwood, FL 34785

When did this case begin? 7/15/20

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-C2020-0005

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.

(7/14/2020 2:54 PM SCO)

Converted residence into commercial building w/out permits

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 9/10/2020

When was the last time you visited the property? 9/10/2020

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: September 14, 2020

Case: CE-C2020-0005

Name: EARTHSCAPES, UNLIMITED INC

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/21/2020 KV	50.00
CNV Inspection 08/04/2020 KV	50.00
Initial Inspection 07/15/2020 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: 9/11/2020

PARCEL ID: F26-010

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

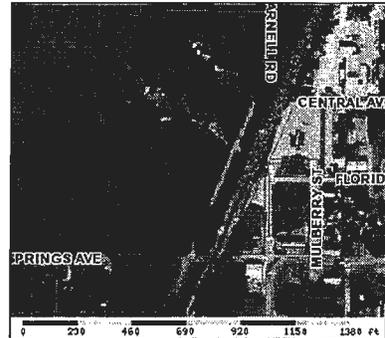
Parcel List Generator | Retrieve Tax Record
2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	EARTHSCAPES UNLIMITED INC		
Site Address	, FL		
Mail Address	PO BOX 819, COLEMAN, FL 33521		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
Sec/Twp/Rng	26/19/22	Neighborhood	3011
Year Built		Tax District	Coleman (3003)
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.		
A TRACT OF LAND 200 FT IN WIDTH LYING W OF AND ADJOINING W R/W LINE SCL R/R SAID R/W LINE BEING 50 FT W/LY OF CENTER LINE SOUTH BOUND TRACK LESS THAT PORTION DESC IN OR 526 PG & LESS THAT PORTION DEEDED IN OR 523 PG 540LESS ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED: COMM AT NE COR OF SE 1/4 OF SE 1/4 RUN S 00 DEG 01'29" W 276.88 FT S 89 DEG 57'38" W 233.99 FT TO POB THENCE S 01 DEG 51'29" W 146 ...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$18,600.00
Market Value	\$18,600.00
Assessed Value	\$18,600.00
Total Taxable Value	\$18,600.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
08/2017	3299/601	WD	V (Q)	\$0.00	EARTHSCAPES UNLIMITED INC
05/2014	2825/656	WD	V (U)	\$303,000.00	VALENTINE LAURAE & SPENCER THOMAS M (W/H)
11/2012	2527/791	CT	V (U)	\$0.00	FANNIE MAE A/K/A FEDERAL NAT
08/2006	1650/62	QC	V (U)	\$100.00	GRAY CARMEN PRILL- (50%) &
11/2002	1017/224	WD	V (U)	\$375,000.00	GRAY CARMEN PRILL- (50%) &
11/1989	397/669	WD	V (U)	\$100.00	NASH GEORGE & SARAH
07/1985	312/395	WD	V (U)	\$11,000.00	NASH GEORGE & SARAH

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Coleman (3016V)	1.91 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

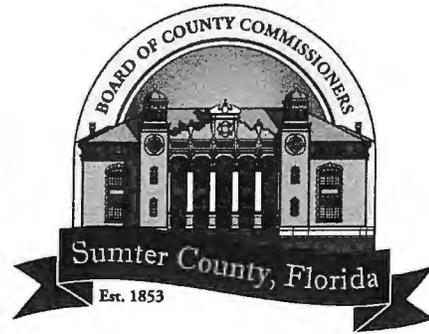
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

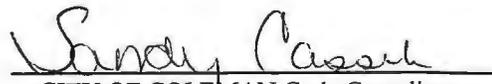
File #: CE-C2020-0005

EARTHSCAPES, UNLIMITED INC
PO BOX 819
COLEMAN, FL 33521

YOU ARE NOTIFIED that a public hearing concerning CITY OF COLEMAN 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 9/24/2020, 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 8/24/2020.


CITY OF COLEMAN 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

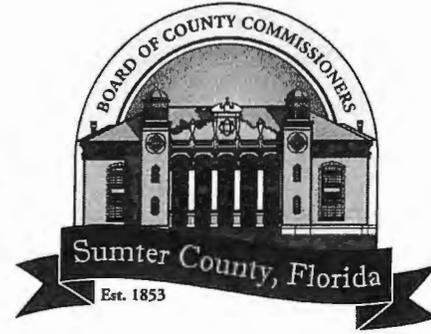
91 7199 9991 7039 6360 6004

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 CITY OF COLEMAN Ordinance.
 - 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 #: CE-C2020-0005

vs.

EARTHSCAPES, UNLIMITED INC (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE-C2020-0005

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.

(7/14/2020 2:54 PM SCO)

Converted residence into commercial building w/out permits

2. Property Owner(s):

EARTHSCAPES, UNLIMITED INC

3. Location of Violation:

4. Legal Description of Property where violation exists:

Parcel #: F26-010

Section/Township/Range: 261922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

"A TRACT OF LAND 200 FT IN WIDTH LYING W OF AND ADJOINING W R/W LINE SCL RR SAID R/W LINE BEING 50 FT W/LY OF CENTER LINE SOUTH BOUND TRACK LESS THAT PORTION DESC IN OR 526 PG & LESS THAT PORTION DEEDED IN OR 523 PG 540LESS ANY PORTION LYING WITHIN THE FOLLOWING

5. Date Violation first Observed:

7/15/2020

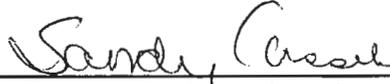
6. Date Property owner issued notice of violation:

8/5/2020

7. Date of Notice of Violation Inspection: 8/21/2020

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

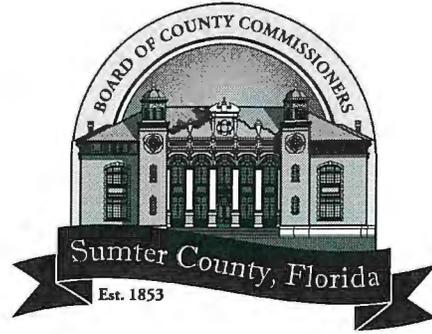
DATED this Monday, the 24th day of August, 2020.



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-C2020-0005

vs.

EARTHSCAPES, UNLIMITED INC (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Thursday, September 10, 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: 261922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

"A TRACT OF LAND 200 FT IN WIDTH LYING W OF AND ADJOINING W R/W LINE SCL RR SAID R/W LINE BEING 50 FT W/LY OF CENTER LINE SOUTH BOUND TRACK LESS THAT PORTION DESC IN OR 526 PG & LESS THAT PORTION DEEDED IN OR 523 PG 540LESS ANY PORTION LYING WITHIN THE FOLLOWING

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, September 10, 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 10th day of September, 2020.



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

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-CH2020-0009 OR _____ PG _____ Zoning: CITY

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: _____ Property Owner Name: CHURCH:, MT PLEASANT ME
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? Center Hill Parcel #: Q22A336

What is the Property Address? 207 W JEFFERSON ST, Center Hill, FL 33514

When did this case begin? 6/24/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-CH2020-0009
2009 I.P.M.C.
302.4 Weeds.

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

CE-CH2020-0009
2009 I.P.M.C.

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

CE-CH2020-0009
2009 I.P.M.C.

308.2 Disposal of rubbish.
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/11/2020

When was the last time you visited the property? 9/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE-CH2020-0009

Name: CHURCH:, MT PLEASANT ME

<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 09/11/2020 KV	50.00
NOV Inspection 07/30/2020 KV	50.00
CNV Inspection 07/13/2020 KV	50.00
Initial Inspection 06/24/2020 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: 9/11/2020

PARCEL ID: Q22A336

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

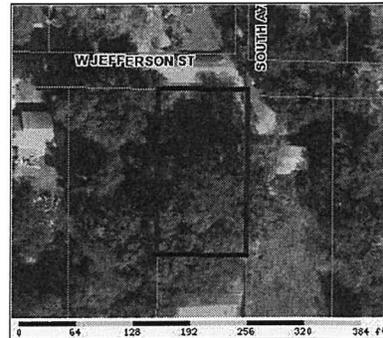
Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CHURCH: MT PLEASANT ME		
Site Address	207 W JEFFERSON ST, CENTER HILL, FL 33514		
Mail Address	PO BOX 603, CENTER HILL, FL 33514		
Use Desc. (code)	CHURCH (07100)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built		Tax District	Center Hill (7007)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT NE COR OF NW1/4 OF SW1/4 RUN W 1 00 FT S 200 FT E 100 FT N 200 FT TO BEG BEING IN LO T 274 NEW PLAT CENTER HILLPB 1 PG 78			

GIS Aerial



Property & Assessment Values

Land Value	\$4,870.00
Market Value	\$4,870.00
Assessed Value	\$4,870.00
Total Taxable Value	\$0.00
Exemptions	09 - Charity, Religious, Scientific, Literary \$4,870

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
01/1900	0/0		I (U)		CHURCH: MT PLEASANT ME

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Center Hill FF (7101V)	100.00 Front Feet	100.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

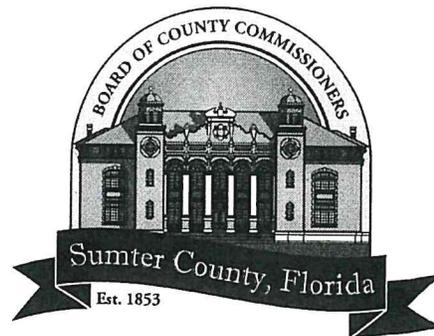
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Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

6/26/2020

File #: CE-CH2020-0009

MT PLEASANT ME CHURCH:
PO BOX 603
CENTER HILL, FL 33514

Dear MT PLEASANT ME CHURCH::

We regret to inform you that a violation of the CITY OF CENTER HILL Code exists on your property located:

Address: 207 W JEFFERSON ST, Center Hill, FL 33514

Parcel #: Q22A336 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NE COR OF NW1/4 OF SW1/4 RUN W 1 00 FT S 200 FT E 100 FT N 200 FT TO BEG BEING IN LO
T 274 NEW PLAT CENTER HILLPB 1 PG 78

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

CE-CH2020-0009

2009 I.P.M.C.

302.4 Weeds.

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

CE-CH2020-0009

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-CH2020-0009

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

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

7/14/2020

File #: CE-CH2020-0009

MT PLEASANT ME CHURCH:
PO BOX 603
CENTER HILL, FL 33514

Dear MT PLEASANT ME CHURCH::

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

Address: 207 W JEFFERSON ST, Center Hill, FL 33514

Parcel #: Q22A336 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NE COR OF NW1/4 OF SW1/4 RUN W 1 00 FT S 200 FT E 100 FT N 200 FT TO BEG BEING IN LOT 274 NEW PLAT CENTER HILLPB 1 PG 78

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

CE-CH2020-0009

2009 I.P.M.C.

302.4 Weeds.

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

Failure to correct the above violations before July 30, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

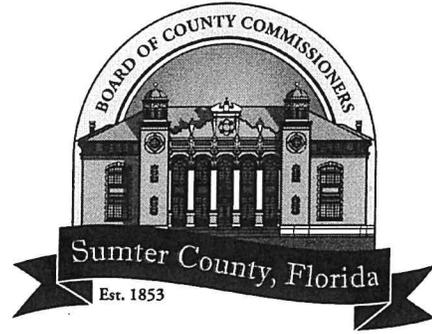
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4932

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

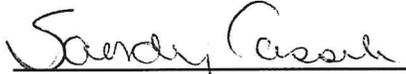
File #: CE-CH2020-0009

CHURCH:, MT PLEASANT ME
PO BOX 603
CENTER HILL, FL 33514

YOU ARE NOTIFIED that a public hearing concerning CITY OF CENTER HILL Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 9/24/2020, 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 8/24/2020.


CITY OF CENTER HILL Code Compliance

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

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

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

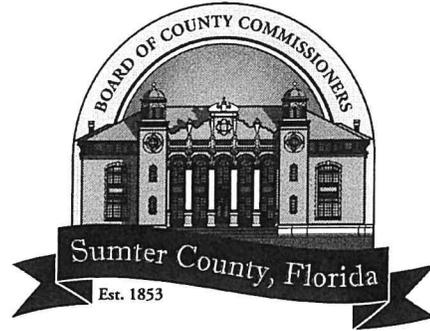
91 7199 9991 7039 6360 6011

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE-CH2020-0009

vs.

CHURCH:, MT PLEASANT ME (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF CENTER HILL, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-CH2020-0009
2009 I.P.M.C.
302.4 Weeds.

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

CE-CH2020-0009
2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-CH2020-0009
2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

2. Property Owner(s):

CHURCH:, MT PLEASANT ME

3. Location of Violation: 207 W JEFFERSON ST, Center Hill, FL 33514

4. Legal Description of Property where violation exists:

Parcel #: Q22A336 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NE COR OF NW1/4 OF SW1/4 RUN W 1 00 FT S 200 FT E 100 FT N 200 FT TO BEG BEING IN LO T 274
NEW PLAT CENTER HILLPB 1 PG 78

5. Date Violation first Observed: 6/24/2020

6. Date Property owner issued notice of violation: 7/14/2020

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

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

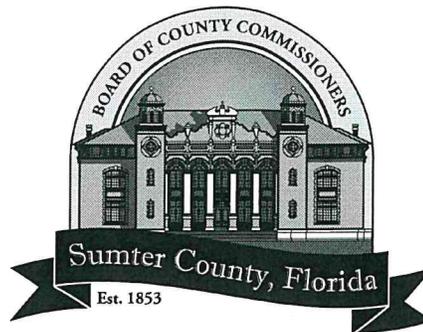
DATED this Monday, the 24th day of August, 2020.



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-CH2020-0009

vs.

CHURCH, MT PLEASANT ME (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 207 W JEFFERSON ST, Center Hill, FL 33514

Section/Township/Range: 222123

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT NE COR OF NW1/4 OF SW1/4 RUN W 1 00 FT S 200 FT E 100 FT N 200 FT TO BEG BEING IN LO T
274 NEW PLAT CENTER HILLPB 1 PG 78

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.

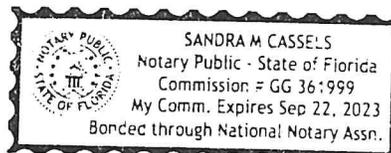
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-CH2020-0012 OR 620 PG 398 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: LOPEZ, MARCOS & NORMA
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? _____ Parcel #: Q22A121

What is the Property Address? 255 C-469, CENTER HILL, FL 33514

When did this case begin? 6/25/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-CH2020-0012

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-CH2020-0012

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-CH2020-0012

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-CH2020-0012

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.

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 9/11/2020

When was the last time you visited the property? 09/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE-CH2020-0012

Name: LOPEZ, MARCOS & NORMA

<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 09/11/2020 KV	50.00
NOV Inspection 08/04/2020 KV	50.00
CNV Inspection 07/14/2020 KV	50.00
Initial Inspection 06/25/2020 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: 9/11/2020

PARCEL ID: Q22A121

<< Next Lower Parcel Next Higher Parcel >>

2019 Certified Values

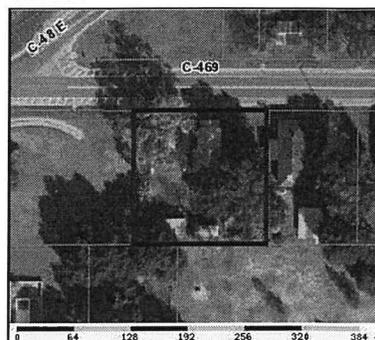
Parcel List Generator Retrieve Tax Record Show Bldg Sketch
 2020 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	LOPEZ MARCOS & NORMA		
Site Address	255 C-469, CENTER HILL, FL 33514		
Mail Address	PO BOX 601, CENTER HILL, FL 33514		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built	1925	Tax District	Center Hill (7007)
Heated Area	2000 (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 121 & E1/2 OF LOT 120 NEW PLAT CENTER HILL PB 1 PG 78 LOT 121 AKA LOT 23 ESTRELLA HEIGHTS			

GIS Aerial



Property & Assessment Values

Land Value	\$7,310.00
Market Value	\$30,690.00
Assessed Value	\$17,190.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$17,190 02 - Additional Homestead \$0

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
01/1997	620/398	WD	I (U)	\$45,000.00	LOPEZ MARCOS & NORMA
11/1995	605/07	DC	V (U)	\$0.00	UNKNOWN
11/1994	534/75	WD	V (U)	\$100.00	UNKNOWN
12/1992	469/642	WD	V (U)	\$100.00	UNKNOWN
08/1988	372/86	WD	V (U)	\$100.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	RES 250 (R25)	Wall Type 3	1925	BAS=1000 SF CP=168 SF OP=90 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Center Hill FF (7101R)	150.00 Front Feet	150.00	135.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 3 (UT3)	1.00 (23.00 x 30.00)	1984
2	Utility (UT0)	1.00 (12.00 x 36.00)	1984
3	Carport/Open Porch 0 (PC0)	1.00 (8.00 x 30.00)	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

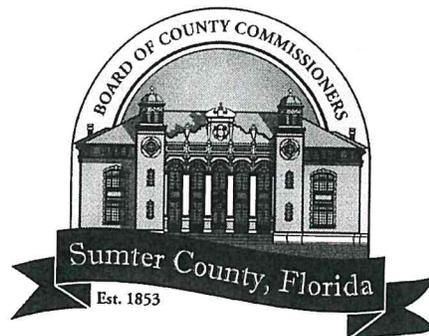
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

6/26/2020

File #: CE-CH2020-0012

MARCOS & NORMA LOPEZ
PO BOX 601
CENTER HILL, FL 33514

Dear MARCOS & NORMA LOPEZ:

We regret to inform you that a violation of the CITY OF CENTER HILL Code exists on your property located:

Address: 255 C-469, CENTER HILL, FL 33514

Parcel #: Q22A121 Section/Township/Range: 222123

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 121 & E1/2 OF LOT 120 NEW PLAT CENTER HILL PB 1 PG 78 LOT 121 AKA LOT 23 ESTRELLA HEIGHTS

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

CE-CH2020-0012

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-CH2020-0012

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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CE-CH2020-0012

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-CH2020-0012

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.

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

Thank you for your attention in this matter.

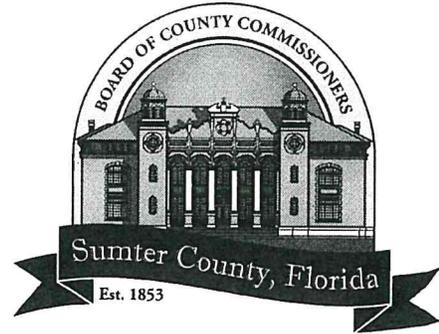
Sincerely,

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

7/15/2020

File #: CE-CH2020-0012

MARCOS & NORMA LOPEZ
PO BOX 601
CENTER HILL, FL 33514

Dear MARCOS & NORMA LOPEZ:

We have requested you to correct the CITY OF CENTER HILL Code violations on your property located at:

Address: 255 C-469, CENTER HILL, FL 33514
Parcel #: Q22A121 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 121 & E1/2 OF LOT 120 NEW PLAT CENTER HILL PB 1 PG 78 LOT 121 AKA LOT 23 ESTRELLA HEIGHTS

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

CE-CH2020-0012

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

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CE-CH2020-0012

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.

91 7199 9991 7039 6360 4970

Failure to correct the above violations before August 03, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

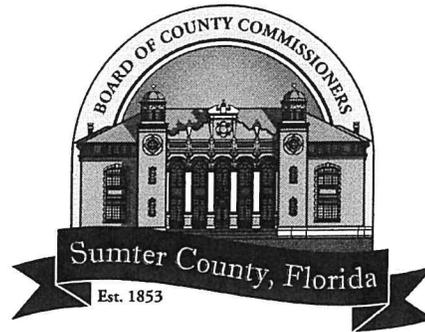
A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, slightly slanted style.

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 HEARING

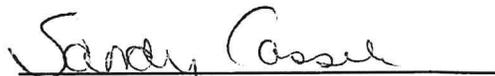
File #: CE-CH2020-0012

LOPEZ, MARCOS & NORMA
PO BOX 601
CENTER HILL, FL 33514

YOU ARE NOTIFIED that a public hearing concerning CITY OF CENTER HILL Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 9/24/2020, 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 8/24/2020.


CITY OF CENTER HILL Code Compliance

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

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

SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

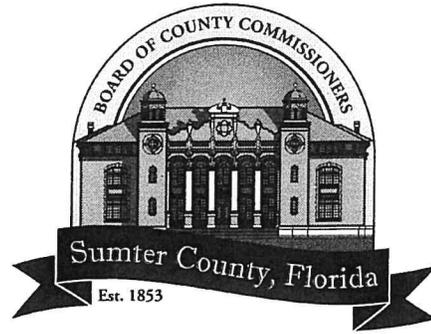
91 7199 9991 7039 6360 6028

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-CH2020-0012

vs.

LOPEZ, MARCOS & NORMA (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF CENTER HILL, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-CH2020-0012

2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

CE-CH2020-0012

2009 I.P.M.C.

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CE-CH2020-0012

2009 I.P.M.C.

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CE-CH2020-0012

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.

2. Property Owner(s):

LOPEZ, MARCOS & NORMA

3. Location of Violation: 255 C-469, CENTER HILL, FL 33514

4. Legal Description of Property where violation exists:
Parcel #: Q22A121 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 121 & E1/2 OF LOT 120 NEW PLAT CENTER HILL PB 1 PG 78 LOT 121 AKA LOT 23 ESTRELLA HEIGHTS

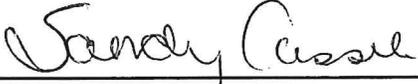
5. Date Violation first Observed: 6/25/2020

6. Date Property owner issued notice of violation: 7/15/2020

7. Date of Notice of Violation Inspection: 8/4/2020

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

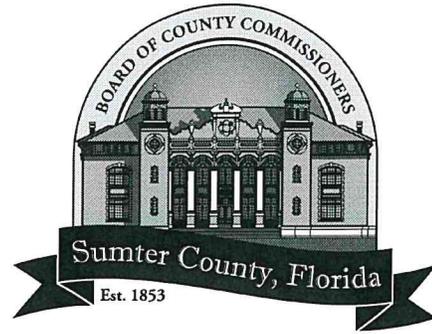
DATED this Monday, the 24th day of August, 2020.



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-CH2020-0012

vs.

LOPEZ, MARCOS & NORMA (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 255 C-469, CENTER HILL, FL 33514

Section/Township/Range: 222123

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 121 & E1/2 OF LOT 120 NEW PLAT CENTER HILL PB 1 PG 78 LOT 121 AKA LOT 23 ESTRELLA HEIGHTS

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.

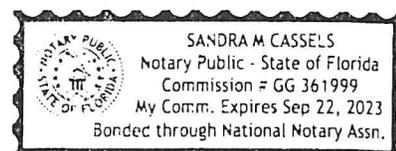
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-CH2020-0013 OR 1949 PG 121 Zoning: R4C

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: BENITEZ, VICTOR & ABIGAIL

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? Center Hill Parcel #: Q22A130

What is the Property Address? 120 PALM AVE, Center Hill, FL 33514

When did this case begin? 6/25/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-CH2020-0013
2009 I.P.M.C.
303.1 Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

(6/24/2020 12:38 PM SCO)
Pools require permitting

CE-CH2020-0013
2009 I.P.M.C.
303.2 Enclosures.
Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE-CH2020-0013
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.

(6/24/2020 12:38 PM SCO)
Swimming pools require permitting

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 9/11/2020

When was the last time you visited the property? _____

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE-CH2020-0013

Name: BENITEZ, VICTOR & ABIGAIL

<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 09/11/2020 KV	50.00
NOV Inspection 08/04/2020 KV	50.00
CNV Inspection 07/14/2020 KV	50.00
Initial Inspection 06/25/2020 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: 9/11/2020

PARCEL ID: Q22A130

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BENITEZ VICTOR & ABIGAIL		
Site Address	120 PALM AVE, CENTER HILL, FL 33514		
Mail Address	120 PALM AVE, CENTER HILL, FL 33514		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built	1960	Tax District	Center Hill (7007)
Heated Area	644 (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 498 FT S OF NE COR OF LOT 133 NEW PLAT OF CENTER HILL PB 1 PG 78 RUN S 100 FT W 124.5 FT N 100 FT E 124.5 FT TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$5,310.00
Market Value	\$80,170.00
Assessed Value	\$51,700.00
Total Taxable Value	\$51,700.00
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	3693/722	QC	I (U)	\$100.00	BENITEZ VICTOR & ABIGAIL
12/2007	1949/121	QC	I (U)	\$100.00	SMITH JESSE & MARTHA R
06/1994	519/185	QC	I (U)	\$12,000.00	SMITH JESSE & MARTHA R
12/1993	503/660	WD	I (Q)	\$25,500.00	SMITH JESSE & MARTHA R
09/1993	493/355	CT	I (U)	\$100.00	SMITH JESSE & MARTHA R
06/1993	488/792	QC	I (U)	\$100.00	SMITH JESSE & MARTHA R
02/1993	475/497	WD	I (U)	\$20,000.00	SMITH JESSE & MARTHA R
10/1979	222/548	QC	I (U)	\$100.00	SMITH JESSE & MARTHA R

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1960	BAS=644 SF CPU=240 SF UTL=84 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Center Hill FF (7101R)	100.00 Front Feet	100.00	124.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility (UT0)	1.00 (')	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

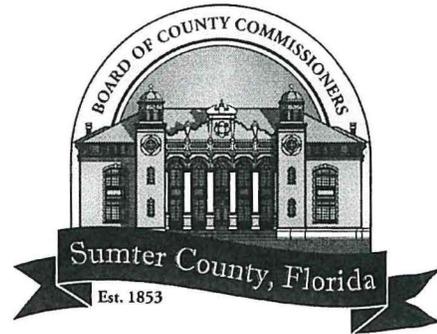
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

6/26/2020

File #: CE-CH2020-0013

VICTOR & ABIGAIL BENITEZ
120 PALM AVE
CENTER HILL, FL 33514

Dear VICTOR & ABIGAIL BENITEZ:

We regret to inform you that a violation of the CITY OF CENTER HILL Code exists on your property located:

Address: 120 PALM AVE, Center Hill, FL 33514
Parcel #: Q22A130 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 498 FT S OF NE COR OF LOT 133 NEW PLAT OF CENTER HILL PB 1 PG 78 RUN S 100 FT W 124.5 FT N 100 FT E 124.5 FT TO POB

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

CE-CH2020-0013
2009 I.P.M.C.
303.1 Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

(6/24/2020 12:38 PM SCO)
Pools require permitting

CE-CH2020-0013
2009 I.P.M.C.
303.2 Enclosures.
Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

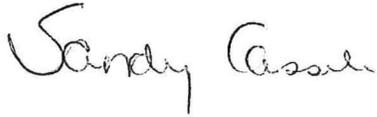
CE-CH2020-0013
FBC Section 105 Permits [A] 105.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant 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.

(6/24/2020 12:38 PM SCO)
Swimming pools require permitting

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

Thank you for your attention in this matter.

Sincerely,

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

Sandy Cassels
Development Technician

**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

7/15/2020

File #: CE-CH2020-0013

VICTOR & ABIGAIL BENITEZ
120 PALM AVE
CENTER HILL, FL 33514

Dear VICTOR & ABIGAIL BENITEZ:

We have requested you to correct the CITY OF CENTER HILL Code violations on your property located at:

Address: 120 PALM AVE, Center Hill, FL 33514
Parcel #: Q22A130 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 498 FT S OF NE COR OF LOT 133 NEW PLAT OF CENTER HILL PB 1 PG 78 RUN S 100 FT W 124.5 FT N 100 FT E 124.5 FT TO POB

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

CE-CH2020-0013
2009 I.P.M.C.
303.1 Swimming pools.
Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

(6/24/2020 12:38 PM SCO)
Pools require permitting

CE-CH2020-0013
2009 I.P.M.C.
303.2 Enclosures.
Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE-CH2020-0013

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.

(6/24/2020 12:38 PM SCO)

Swimming pools require permitting

Failure to correct the above violations before August 03, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

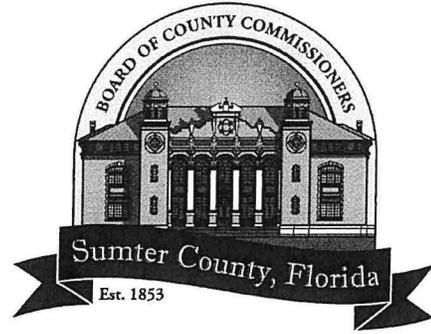
A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive style with a large, looped "S" at the beginning.

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

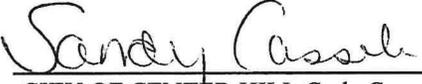
File #: CE-CH2020-0013

BENITEZ, VICTOR & ABIGAIL
120 PALM AVE
CENTER HILL, FL 33514

YOU ARE NOTIFIED that a public hearing concerning CITY OF CENTER HILL Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 9/24/2020, 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 8/24/2020.


CITY OF CENTER HILL Code Compliance

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

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

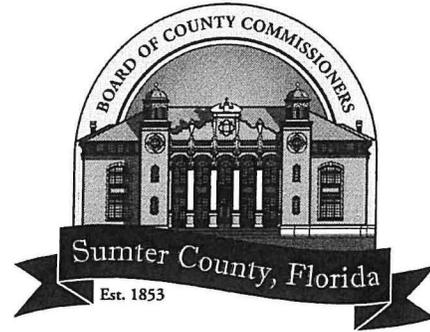
SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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



COUNTY OF SUMTER (Petitioner)

File #: CE-CH2020-0013

vs.

BENITEZ, VICTOR & ABIGAIL (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF CENTER HILL, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-CH2020-0013

2009 I.P.M.C.

303.1 Swimming pools.

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair

(6/24/2020 12:38 PM SCO)

Pools require permitting

CE-CH2020-0013

2009 I.P.M.C.

303.2 Enclosures.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

CE-CH2020-0013

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.

(6/24/2020 12:38 PM SCO)

Swimming pools require permitting

2. Property Owner(s):
BENITEZ, VICTOR & ABIGAIL

3. Location of Violation: 120 PALM AVE, Center Hill, FL 33514

4. Legal Description of Property where violation exists:
Parcel #: Q22A130 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 498 FT S OF NE COR OF LOT 133 NEW PLAT OF CENTER HILL PB 1 PG 78 RUN S 100 FT W 124.5 FT N
100 FT E 124.5 FT TO POB

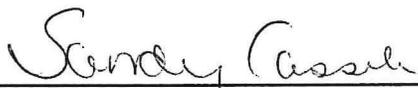
5. Date Violation first Observed: 6/25/2020

6. Date Property owner issued notice of violation: 7/15/2020

7. Date of Notice of Violation Inspection: 8/4/2020

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

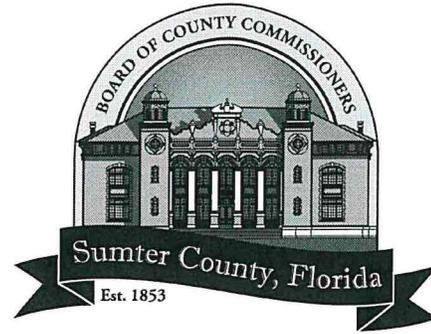
DATED this Monday, the 24th day of August, 2020.



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-CH2020-0013

vs.

BENITEZ, VICTOR & ABIGAIL (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 120 PALM AVE, Center Hill, FL 33514

Section/Township/Range: 222123

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 498 FT S OF NE COR OF LOT 133 NEW PLAT OF CENTER HILL PB 1 PG 78 RUN S 100 FT W 124.5 FT N 100 FT E 124.5 FT TO POB

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

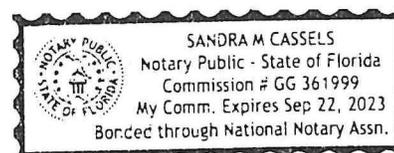
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-CH2020-0014 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: CARDONA, WILFREDO & VELEZ NILSA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? _____ Parcel #: Q22A629

What is the Property Address? Jefferson, CENTER HILL, FL 33514

When did this case begin? 7/2/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-CH2020-0014

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

(6/24/2020 12:42 PM SCO)

Shed must be engineered to living space and permitted

CE-CH2020-0014

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.

(6/24/2020 12:41 PM SCO)

Sheds over 100 sq ft require permitting

CE-CH2020-0014

2009 I.P.M.C.

SCC. LDC Violation

13-611 Residential accessory uses.

(f) The following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts without specific approval:

(1) Home occupations as provided for in section 13-642.

(2) Storage of more than one (1) unregistered motor vehicle outside of an enclosed structure or area.

(3) Parking semi-truck trailers on properties zoned for suburban residential use (R2c, R2M, R4C, R4M, R6C, and R6M). One semi-truck cab may be parked on a suburban residential property when operated by a resident of the property.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/11/2020

When was the last time you visited the property? 09/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE-CH2020-0014

Name: CARDONA, WILFREDO & VELEZ NILSA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/11/2020 KV	50.00
NOV Inspection 08/11/2020 KV	50.00
CNV Inspection 07/23/2020 KV	50.00
Initial Inspection 07/02/2020 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: 9/11/2020

PARCEL ID: Q22A629

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CARDONA WILFREDO & VELEZ NILSA		
Site Address	, FL		
Mail Address	PO BOX 121697, CLERMONT, FL 34712		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	22/21/23	Neighborhood	7002
Year Built		Tax District	Center Hill (7007)
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 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78			

GIS Aerial



Property & Assessment Values

Land Value	\$6,990.00
Market Value	\$17,340.00
Assessed Value	\$17,340.00
Total Taxable Value	\$17,340.00
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
04/2019	3567/195	WD	I (Q)	\$85,000.00	CARDONA WILFREDO & VELEZ NILSA H/W
01/2014	2734/16	WD	V (U)	\$0.00	RICE ERNEST (LE)
11/2012	2536/608	WD	V (Q)	\$55,000.00	RICE ERNEST (LE)

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Center Hill FF (7101V)	175.00 Front Feet	175.00	95.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Garage 3 (GAR3)	1.00 (25.00 x 30.00)	2000

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

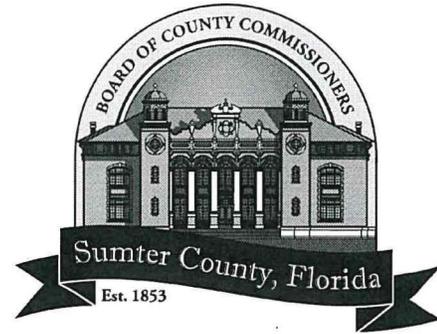
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

7/6/2020

File #: CE-CH2020-0014

WILFREDO & VELEZ NILSA CARDONA
PO BOX 121697
CLERMONT, FL 34712

Dear WILFREDO & VELEZ NILSA CARDONA:

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

Address: Jefferson, CENTER HILL, FL 33514
Parcel #: Q22A629 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78

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

CE-CH2020-0014

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

(6/24/2020 12:42 PM SCO)

Shed must be engineered to living space and permitted

CE-CH2020-0014

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.

(6/24/2020 12:41 PM SCO)

Sheds over 100 sq ft require permitting

CE-CH2020-0014

2009 I.P.M.C.

SCC. LDC Violation

13-611 Residential accessory uses.

(f) The following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts without specific approval:

- (1) Home occupations as provided for in section 13-642.
- (2) Storage of more than one (1) unregistered motor vehicle outside of an enclosed structure or area.
- (3) Parking semi-truck trailers on properties zoned for suburban residential use (R2c, R2M, R4C, R4M, R6C, and R6M). One semi-truck cab may be parked on a suburban residential property when operated by a resident of the property.

You are being notified a violation exists on your property and your next inspection will be July 23, 2020.

Thank you for your attention in this matter.

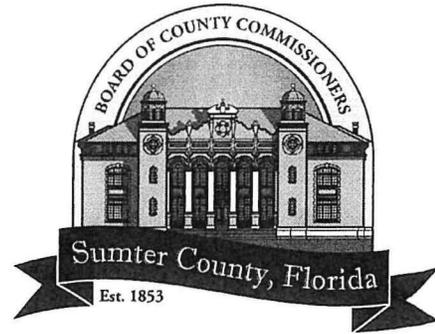
Sincerely,

A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive, flowing style.

Guylaine Chasse
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/24/2020

File #: CE-CH2020-0014

WILFREDO & VELEZ NILSA CARDONA
PO BOX 121697
CLERMONT, FL 34712

Dear WILFREDO & VELEZ NILSA CARDONA:

We have requested you to correct the CITY OF CENTER HILL Code violations on your property located at:

Address: Jefferson, CENTER HILL, FL 33514
Parcel #: Q22A629 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78

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

CE-CH2020-0014

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(6/24/2020 12:41 PM SCO)

Sheds over 100 sq ft require permitting

CE-CH2020-0014

91 7199 9991 7039 6360 5069

2009 I.P.M.C.
SCC. LDC Violation

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

Sincerely,

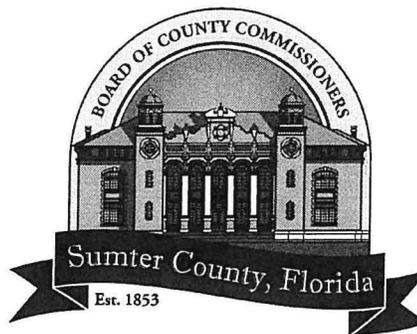
A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, flowing style.

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
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NOTICE OF HEARING

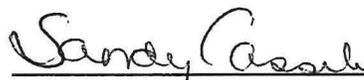
File #: CE-CH2020-0014

CARDONA, WILFREDO & VELEZ NILSA
PO BOX 121697
CLERMONT, FL 34712

YOU ARE NOTIFIED that a public hearing concerning CITY OF CENTER HILL Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 9/24/2020, 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 8/24/2020.


CITY OF CENTER HILL Code Compliance

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

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

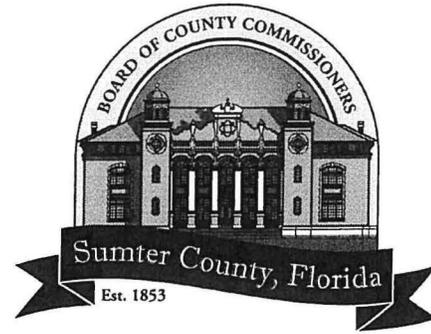
SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402.
 - d. If the charges are contested, Code Compliance shall present its case and the alleged violator shall present his or her case. The case shall be presented by an attorney, or by the Inspector, or other member of staff. The alleged violator's case may be presented by him/herself, an attorney, or other representative chosen by the alleged violator.
 - e. The parties may call witnesses and all witnesses shall be sworn. All testimony shall be under oath and shall be recorded by the Secretary present.
 - f. Formal rules of evidence shall not apply, but fundamental due process shall be observed and govern all proceedings. Minutes shall be kept of all hearings, and all hearings and proceedings shall be open to the public.
 - g. Both parties may cross-examine witnesses and present rebuttal evidence.
 - h. The Special Master may call, question, and take testimony from the Inspector, alleged violator, and any witness.
 - i. After all evidence has been submitted, the Special Master shall close the presentation of evidence.
 - j. Any order to comply shall contain Findings of Fact and Conclusions of Law based on the evidence of record, and shall include an order. The decision shall be announced as an oral order at the hearing and shall be reduced to writing and mailed to all parties.
 - k. If the Special Master finds for a violation, its written order shall be issued as an Order To Comply. Such order shall establish a date certain for compliance and further action to be taken if the deadline for compliance is not met. In determining corrective and punitive actions, the Special Master shall consider the following factors:
 - 1) The gravity of the violation.
 - 2) Any actions taken by the violator to correct the violation.
 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE-CH2020-0014

vs.

CARDONA, WILFREDO & VELEZ NILSA (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF CENTER HILL Ordinance 0402, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF CENTER HILL, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-CH2020-0014

2009 I.P.M.C.

108.1.3 Structure unfit for human occupancy.

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

(6/24/2020 12:42 PM SCO)

Shed must be engineered to living space and permitted

CE-CH2020-0014

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(6/24/2020 12:41 PM SCO)

Sheds over 100 sq ft require permitting

CE-CH2020-0014

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2. Property Owner(s):
CARDONA, WILFREDO & VELEZ NILSA

3. Location of Violation: Jefferson, CENTER HILL, FL 33514
LOTS 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78

4. Legal Description of Property where violation exists:
Parcel #: Q22A629 Section/Township/Range: 222123
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78

5. Date Violation first Observed: 7/2/2020

6. Date Property owner issued notice of violation: 7/24/2020

7. Date of Notice of Violation Inspection: 8/11/2020

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

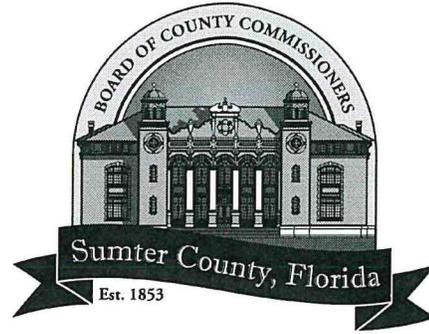
DATED this Monday, the 24th day of August, 2020.



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-CH2020-0014

vs.

CARDONA, WILFREDO & VELEZ NILSA (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: Jefferson, CENTER HILL, FL 33514

Section/Township/Range: 222123

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 373 374 375 376 & 377 AND LOTS 400 401 402 403 & 404 NEW PLAT OF CENTER HILL PB 1 PG 78

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.

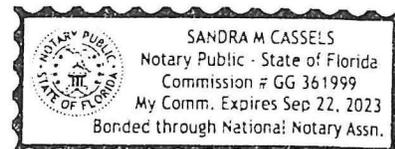
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE-W2020-0017

Name: RAULERSON, WAYNE A

<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 09/11/2020 KV	50.00
NOV Inspection 08/05/2020 KV	50.00
CNV Inspection 07/16/2020 KV	50.00
Initial Inspection 06/26/2020 KV	50.00
Total Costs	312.70

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE-W2020-0017 OR 825 PG 595 Zoning: city

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: RAULERSON, WAYNE A
Tenant Name: Wayne Raulerson

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? Webster Parcel #: S01-039

What is the Property Address? 139 SW 3RD ST, Webster, FL 33597

When did this case begin? 6/26/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE-W2020-0017
2009 I.P.M.C.
308.1 Accumulation of rubbish or garbage.
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE-W2020-0017
2009 I.P.M.C.
308.2 Disposal of rubbish.
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-W2020-0017
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.

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 9/11/2020

When was the last time you visited the property? 09/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

Sumter County Property Appraiser

updated: 9/11/2020

PARCEL ID: S01-039

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

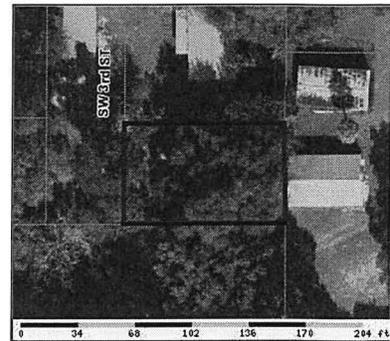
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	RAULERSON WAYNE A		
Site Address	139 SW 3RD ST, WEBSTER, FL 33597		
Mail Address	139 SW 3RD ST, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	01/22/22	Neighborhood	1005
Year Built	1970	Tax District	Webster (8008)
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.		
BEG AT SW COR OF LOT 2 BLK C HIGHLAND PARK ADD TO WEBSTER PB 825 PG 595 THENCE RUN W 96.3 FT N 60 FT E 96.3 FT S 60 FT TO POB OR 161 PG 767 OR 191 PG 510			

GIS Aerial



Property & Assessment Values

Land Value	\$2,130.00
Market Value	\$11,130.00
Assessed Value	\$9,970.00
Total Taxable Value	\$0.00
Exemptions	\$9,970
	\$0

01 - Homestead
02 - Additional Homestead

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/2000	825/595	AA	I (Q)	\$15,000.00	RAULERSON WAYNE A
04/1996	589/590	QC	I (U)	\$1,200.00	HAM BILLY W
01/1994	508/336	AA	I (Q)	\$5,500.00	HAM BILLY W
01/1979	210/333	WD	I (U)	\$3,600.00	HAM BILLY W
09/1977	191/510	QC	I (U)	\$120.00	HAM BILLY W
03/1975	161/767	AA	I (U)	\$2,300.00	HAM BILLY W

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	1970	BAS=672 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	County S F (0010M)	60.00 Front Feet	60.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

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**

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

6/29/2020

File #: CE-W2020-0017

WAYNE A RAULERSON
139 SW 3RD ST
WEBSTER, FL 33597

Dear WAYNE A RAULERSON:

We regret to inform you that a violation of the CITY OF WEBSTER Code exists on your property located:

Address: 139 SW 3RD ST, Webster, FL 33597
Parcel #: S01-039 Section/Township/Range: 12222
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT SW COR OF LOT 2 BLK C HIGHLAND PARK ADD TO WEBSTER PB 825 PG 595 THENCE RUN W
96.3 FT N 60 FT E 96.3 FT S 60 FT TO POB OR 161 PG 767 OR 191 PG 510

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

CE-W2020-0017
2009 I.P.M.C.
308.1 Accumulation of rubbish or garbage.
All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE-W2020-0017
2009 I.P.M.C.
308.2 Disposal of rubbish.
Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-W2020-0017
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.

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

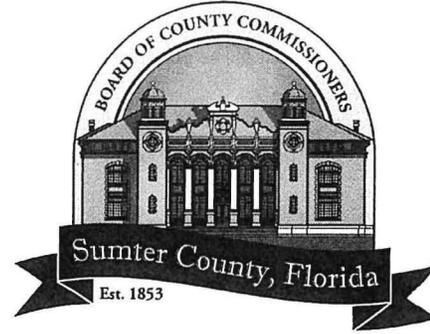
Thank you for your attention in this matter.

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

7/17/2020

File #: CE-W2020-0017

WAYNE A RAULERSON
139 SW 3RD ST
WEBSTER, FL 33597

Dear WAYNE A RAULERSON:

We have requested you to correct the CITY OF WEBSTER Code violations on your property located at:

Address: 139 SW 3RD ST, Webster, FL 33597
Parcel #: S01-039 Section/Township/Range: 12222
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT SW COR OF LOT 2 BLK C HIGHLAND PARK ADD TO WEBSTER PB 825 PG 595 THENCE RUN
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However, they have not been corrected as of this date; therefore, we must now insist the following violation(s) be corrected:

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Failure to correct the above violations before August 05, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

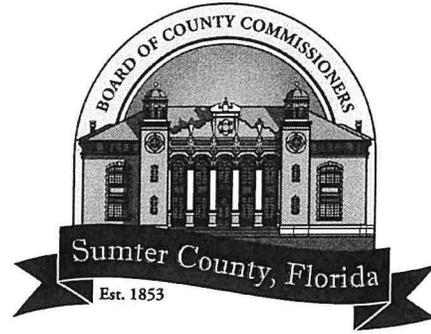
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4994

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

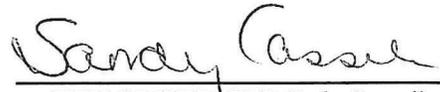
File #: CE-W2020-0017

Wayne Raulerson
5249 CR 577
Center Hill, FL 33514-4503

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 9/24/2020, 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 8/24/2020.


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

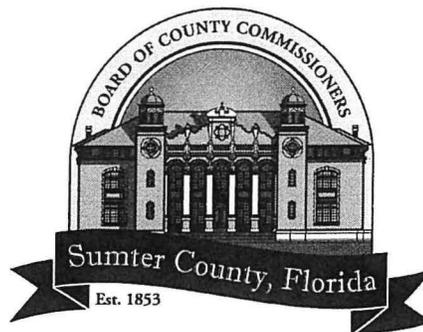
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Important Information Regarding Code Compliance Hearings

1. Please be advised that even if the violation contained in the Statement of Violation has been corrected prior to the time set forth for the scheduled hearing, the violation may still be heard and action taken.
2. You may have witnesses subpoenaed to testify on your behalf. If you wish subpoenas issued, please contact the Building Department at (352) 689-4460 at least (7) days prior to the scheduled hearing date and give the name and address of persons to be subpoenaed. You will be responsible for having the subpoenas properly served and paying for any costs incurred.
3. For your information, hearings shall be conducted as follows:
 - a. The Statement of Violations will be read.
 - b. The alleged violator will be asked if he/she wishes to contest the charges.
 - c. If the charges are not contested, the Special Master may issue an Order directing compliance or authorize further civil or criminal proceedings pursuant to 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-W2020-0017

vs.

RAULERSON, WAYNE A (Respondent)

Wayne Raulerson (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-W2020-0017

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

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

CE-W2020-0017

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE-W2020-0017

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.

2. Property Owner(s):

RAULERSON, WAYNE A

3. Location of Violation: 139 SW 3RD ST, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: S01-039 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

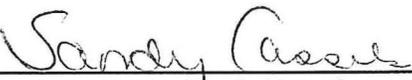
Legal Description (partial):

BEG AT SW COR OF LOT 2 BLK C HIGHLAND PARK ADD TO WEBSTER PB 825 PG 595 THENCE RUN W 96.3 FT N 60 FT E 96.3 FT S 60 FT TO POB OR 161 PG 767 OR 191 PG 510

5. Date Violation first Observed: 6/26/2020
6. Date Property owner issued notice of violation: 7/17/2020
7. Date of Notice of Violation Inspection: 8/5/2020

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

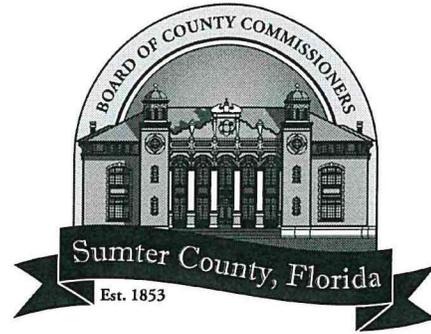
DATED this Monday, the 24th day of August, 2020.



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-W2020-0017

vs.

RAULERSON, WAYNE A (Respondent)

Wayne Raulerson (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 139 SW 3RD ST, Webster, FL 33597

Section/Township/Range: 12222

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT SW COR OF LOT 2 BLK C HIGHLAND PARK ADD TO WEBSTER PB 825 PG 595 THENCE RUN W 96.3 FT N 60 FT E 96.3 FT S 60 FT TO POB OR 161 PG 767 OR 191 PG 510

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.

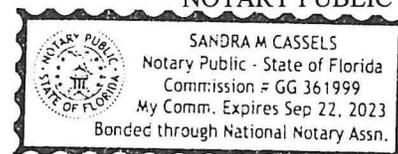
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0171 OR 589 PG 70 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: BECKER, BRIAN & DEBORAH

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? _____ Parcel #: G09-036

What is the Property Address? 5391 CR 144, Wildwood, FL 34785

When did this case begin? 5/29/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0171

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.

CE2020-0171

21-1 (B) BURNING OF TRASH

As to burning, the provisions of Chapter 17-256, Florida Administrative Code, are incorporated herein by reference, and a violation of said rules and regulations shall be considered a violation of this section. Items set forth therein legally subject to open burning as provided therein shall be exempt from the provisions of this section as long as the procedures required for such burning are followed.

DEFINITION:

Yard waste is vegetative debris such as grass clippings, brush, leaves, tree limbs, palm fronds, etc. that are a result of yard maintenance. It does not include household garbage.

RURAL COUNTIES, YOU MAY BURN YARD WASTE IF:

- 1.No local city or county ordinances prohibit it.
- 2.The yard waste was generated on your property and will fit in an 8-foot diameter pile or non-combustible container.
- 3.The open burning is 25 feet from forests, 50 feet from paved public roadways, 25 feet from your house, and 150' from other occupied buildings.
- 4.The smoke must not obstruct visibility on nearby roads or cause a hazard or nuisance.
- 5.The fire must be ignited after after 8 a.m. Central Time or 9 a.m. Eastern Time & extinguished one hour before sunset.
- 6.The burning must be in a noncombustible container covered with wire mesh to keep sparks from flying out and starting new fires.

It is illegal to burn household garbage (including paper products), treated lumber, plastics, tires, rubber materials, pesticide, paint and aerosol containers.

CE2020-0171

2009 I.P.M.C.

SCC. LDC Violation

(6/1/2020 8:14 AM SCO)

Sec. 13-434. - Prohibited uses.

The following land uses are specifically prohibited in all zoning districts:

(b) Storage buildings.

(1) The use of vehicles, mobile homes, travel trailers, semitrailers, shipping or storage units, boats, tents, tanks, mobile units (which are structures transportable in one (1) or more sections built on an integral chassis and generally are designed to be used as an office, classroom studio or other similar use and which are not permanently affixed to a foundation or slab), and any similar item as storage buildings, utility buildings, pump houses, and similar uses is prohibited, except as follows:

a. Over the road semi-trailers and shipping or storage containers may be used as a non-residential farm building classified as exempt development pursuant to section 13-312, on parcels of land of not less than ten (10) acres which is zoned agricultural and as long as all applicable set backs are complied with. Shipping and storage units shall not be stacked. There shall be no more than two (2) such shipping or storage units utilized per parcel.

b. Semi-trailers and shipping or storage units may be used temporarily on commercial, industrial and institutional parcels for no more than thirty (30) days in any six-month period. Shipping and storage units shall not be stacked.

c. Semi-trailers and shipping or storage units may be used for storage of construction materials relating to new construction or remodeling projects for up to thirty (30) days after issuance of the certificate of occupancy. Shipping and storage units shall not be stacked.

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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0171

Name: BECKER, BRIAN & DEBORAH

<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 09/10/2020 KV	50.00
NOV Inspection 07/28/2020 KV	50.00
CNV Inspection 06/17/2020 KV	50.00
Inspection 06/02/2020 KV	50.00
Initial Inspection 05/29/2020 KV	50.00
Total Costs	362.70

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Sumter County Property Appraiser

updated: 9/11/2020

PARCEL ID: G09-036

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

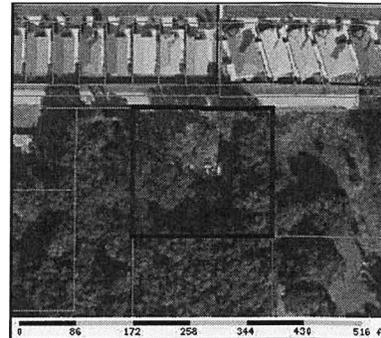
Parcel List Generator | Retrieve Tax Record
2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BECKER BRIAN & DEBORAH		
Site Address	5391 CR 144, WILDWOOD, FL 34785		
Mail Address	3625 INFINITY RUN, THE VILLAGES, FL 32163		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	09/19/23	Neighborhood	2275
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. BEG AT NW COR OF NE1/4 OF NE1/4 OF NW1/4 RUN E 210 FT S 210 FT W 210 FT N 210 FT TO POB LE SS RD RAW OR 140 PG 376		

GIS Aerial



Property & Assessment Values

Land Value	\$12,040.00
Market Value	\$12,040.00
Assessed Value	\$11,970.00
Total Taxable Value	\$11,970.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/2012	2479/55	WD	I (Q)	\$10,000.00	BECKER BRIAN & DEBORAH
03/1996	589/70	WD	I (U)	\$100.00	MALLOY SPRING C
12/1982	266/611	WD	I (U)	\$5,910.00	MALLOY SPRING C
12/1982	266/610	CD	I (U)	\$1,400.00	MALLOY SPRING C
05/1973	140/376	WD	I (U)	\$600.00	MALLOY SPRING C
04/1973	139/100	WD	I (U)	\$100.00	MALLOY SPRING C
05/1972	129/259	WD	I (U)	\$300.00	MALLOY SPRING C

Building Characteristics

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

Land Breakdown

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

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

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

6/1/2020

File #: CE2020-0171

**LAWRENCE S JR & BALDW TRUMBALL
1875 TREELINE PL
THE VILLAGES, FL 32163**

Dear **LAWRENCE S JR & BALDW TRUMBALL**:

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

Address: 5441 CR 144, Wildwood, FL 34785
Parcel #: G09-003 Section/Township/Range: 91923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT NW COR OF NE 1/4 OF NE 1/4 OF NW 1/4 RUN E 420 FT S 210 FT W 420 FT N 210 FT TO POB LE
SS THAT DEEDED IN OR 129 PG259

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

CE2020-0171

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.

CE2020-0171

21-1 (B) BURNING OF TRASH

As to burning, the provisions of Chapter 17-256, Florida Administrative Code, are incorporated herein by reference, and a violation of said rules and regulations shall be considered a violation of this section. Items set forth therein legally subject to open burning as provided therein shall be exempt from the provisions of this section as long as the procedures required for such burning are followed.

DEFINITION:

Yard waste is vegetative debris such as grass clippings, brush, leaves, tree limbs, palm fronds, etc. that are a result of yard maintenance. It does not include household garbage.

RURAL COUNTIES, YOU MAY BURN YARD WASTE IF:

- 1.No local city or county ordinances prohibit it.
- 2.The yard waste was generated on your property and will fit in an 8-foot diameter pile or non-combustible container.
- 3.The open burning is 25 feet from forests, 50 feet from paved public roadways, 25 feet from your house, and 150' from other occupied buildings.
- 4.The smoke must not obstruct visibility on nearby roads or cause a hazard or nuisance.
- 5.The fire must be ignited after after 8 a.m. Central Time or 9 a.m. Eastern Time & extinguished one hour before sunset.
- 6.The burning must be in a noncombustible container covered with wire mesh to keep sparks from flying

out and starting new fires.

It is illegal to burn household garbage (including paper products), treated lumber, plastics, tires, rubber materials, pesticide, paint and aerosol containers.

CE2020-0171
2009 I.P.M.C.
SCC. LDC Violation

(6/1/2020 8:14 AM SCO)
Sec. 13-434. - Prohibited uses.

The following land uses are specifically prohibited in all zoning districts:

(b) Storage buildings.

(1) The use of vehicles, mobile homes, travel trailers, semitrailers, shipping or storage units, boats, tents, tanks, mobile units (which are structures transportable in one (1) or more sections built on an integral chassis and generally are designed to be used as an office, classroom studio or other similar use and which are not permanently affixed to a foundation or slab), and any similar item as storage buildings, utility buildings, pump houses, and similar uses is prohibited, except as follows:

a. Over the road semi-trailers and shipping or storage containers may be used as a non-residential farm building classified as exempt development pursuant to section 13-312, on parcels of land of not less than ten (10) acres which is zoned agricultural and as long as all applicable set backs are complied with. Shipping and storage units shall not be stacked. There shall be no more than two (2) such shipping or storage units utilized per parcel.

b. Semi-trailers and shipping or storage units may be used temporarily on commercial, industrial and institutional parcels for no more than thirty (30) days in any six-month period. Shipping and storage units shall not be stacked.

c. Semi-trailers and shipping or storage units may be used for storage of construction materials relating to new construction or remodeling projects for up to thirty (30) days after issuance of the certificate of occupancy. Shipping and storage units shall not be stacked.

You are being notified a violation exists on your property and your next inspection will be June 17, 2020.

Thank you for your attention in this matter.

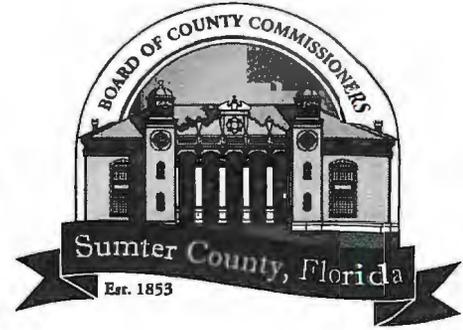
Sincerely,

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

6/18/2020

File #: CE2020-0171

BRIAN & DEBORAH BECKER
3625 INFINITY RUN
THE VILLAGES, FL 32163

Dear BRIAN & DEBORAH BECKER:

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

Address: 5391 CR 144, Wildwood, FL 34785

Parcel #: G09-036 Section/Township/Range: 91923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG AT NW COR OF NE1/4 OF NE1/ 4 OF NW1/4 RUN E 210 FT S 210 FT W 210 FT N 210 FT TO POB LE SS
RD R/W OR 140 PG 376

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

CE2020-0171

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.

CE2020-0171
2009 I.P.M.C.
SCC. LDC Violation

(6/1/2020 8:14 AM SCO)
Sec. 13-434. - Prohibited uses.

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91 7199 9991 7039 6360 4277

chassis and generally are designed to be used as an office, classroom studio or other similar use and which are not permanently affixed to a foundation or slab), and any similar item as storage buildings, utility buildings, pump houses, and similar uses is prohibited, except as follows:

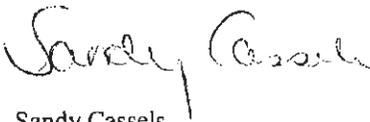
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c. Semi-trailers and shipping or storage units may be used for storage of construction materials relating to new construction or remodeling projects for up to thirty (30) days after issuance of the certificate of occupancy. Shipping and storage units shall not be stacked.

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

Sincerely,

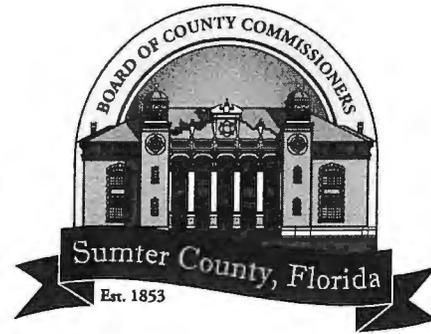
A handwritten signature in cursive script that reads "Sandy Cassels".

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

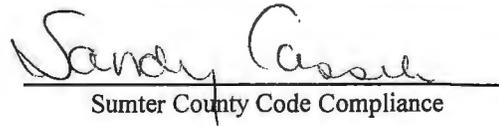
File #: CE2020-0171

BECKER, BRIAN & DEBORAH
3625 INFINITY RUN
THE VILLAGES, FL 32163

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 9/24/2020, 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 8/24/2020.


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

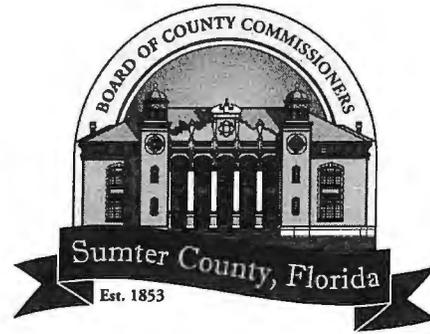
91 7199 9991 7039 6360 6080

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 #: CE2020-0171

vs.

BECKER, BRIAN & DEBORAH (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):

CE2020-0171

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.

CE2020-0171

21-1 (B) BURNING OF TRASH

As to burning, the provisions of Chapter 17-256, Florida Administrative Code, are incorporated herein by reference, and a violation of said rules and regulations shall be considered a violation of this section. Items set forth therein legally subject to open burning as provided therein shall be exempt from the provisions of this section as long as the procedures required for such burning are followed.

DEFINITION:

Yard waste is vegetative debris such as grass clippings, brush, leaves, tree limbs, palm fronds, etc. that are a result of yard maintenance. It does not include household garbage.

RURAL COUNTIES, YOU MAY BURN YARD WASTE IF:

- 1.No local city or county ordinances prohibit it.
- 2.The yard waste was generated on your property and will fit in an 8-foot diameter pile or non-combustible container.
- 3.The open burning is 25 feet from forests, 50 feet from paved public roadways, 25 feet from your house, and 150' from other occupied buildings.
- 4.The smoke must not obstruct visibility on nearby roads or cause a hazard or nuisance.
- 5.The fire must be ignited after after 8 a.m. Central Time or 9 a.m. Eastern Time & extinguished one hour before sunset.
- 6.The burning must be in a noncombustible container covered with wire mesh to keep sparks from flying out and starting new fires.

It is illegal to burn household garbage (including paper products), treated lumber, plastics, tires, rubber materials, pesticide, paint and aerosol containers.

CE2020-0171
2009 I.P.M.C.
SCC. LDC Violation

(6/1/2020 8:14 AM SCO)
Sec. 13-434. - Prohibited uses.

The following land uses are specifically prohibited in all zoning districts:

(b) Storage buildings.

(1) The use of vehicles, mobile homes, travel trailers, semitrailers, shipping or storage units, boats, tents, tanks, mobile units (which are structures transportable in one (1) or more sections built on an integral chassis and generally are designed to be used as an office, classroom studio or other similar use and which are not permanently affixed to a foundation or slab), and any similar item as storage buildings, utility buildings, pump houses, and similar uses is prohibited, except as follows:

a. Over the road semi-trailers and shipping or storage containers may be used as a non-residential farm building classified as exempt development pursuant to section 13-312, on parcels of land of not less than ten (10) acres which is zoned agricultural and as long as all applicable set backs are complied with. Shipping and storage units shall not be stacked. There shall be no more than two (2) such shipping or storage units utilized per parcel.

b. Semi-trailers and shipping or storage units may be used temporarily on commercial, industrial and institutional parcels for no more than thirty (30) days in any six-month period. Shipping and storage units shall not be stacked.

c. Semi-trailers and shipping or storage units may be used for storage of construction materials relating to new construction or remodeling projects for up to thirty (30) days after issuance of the certificate of occupancy. Shipping and storage units shall not be stacked.

2. Property Owner(s):
BECKER, BRIAN & DEBORAH

3. Location of Violation: 5391 CR 144, Wildwood, FL 34785

4. Legal Description of Property where violation exists:
Parcel #: G09-036 Section/Township/Range: 91923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG AT NW COR OF NE1/4 OF NE1/ 4 OF NW1/4 RUN E 210 FT S 210 FT W 210 FT N 210 FT TO POB LE SS RD
R/W OR 140 PG 376

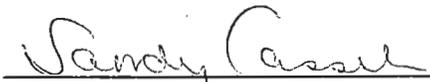
5. Date Violation first Observed: 5/29/2020

6. Date Property owner issued notice of violation: 6/18/2020

7. Date of Notice of Violation Inspection: 7/28/2020

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

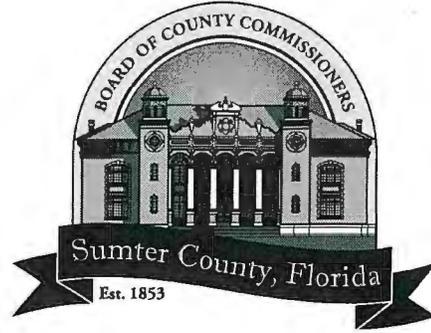
DATED this Monday, the 24th day of August, 2020.



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 #: CE2020-0171

vs.

BECKER, BRIAN & DEBORAH (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 5391 CR 144, Wildwood, FL 34785

Section/Township/Range: 91923

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG AT NW COR OF NE1/4 OF NE1/ 4 OF NW1/4 RUN E 210 FT S 210 FT W 210 FT N 210 FT TO POB LE SS
RD R/W OR 140 PG 376

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.

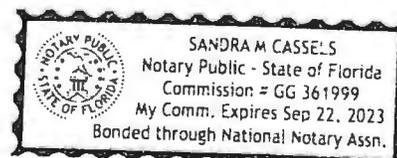
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0192 OR 1342 PG 590 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: EMERSON, JOANN

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? OAKLAND HILLS Parcel #: D01C140

What is the Property Address? 8185 CR 109, Lady Lake, FL 32159

When did this case begin? 6/18/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0192

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

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

CE2020-0192

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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0192

Name: EMERSON, JOANN

<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 09/10/2020 KV	50.00
NOV Inspection 07/28/2020 KV	50.00
CNV Inspection 07/08/2020 KV	50.00
Initial Inspection 06/18/2020 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: 9/11/2020

PARCEL ID: D01C140

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	EMERSON JOANN		
Site Address	8185 CR 109, LADY LAKE, FL 32159		
Mail Address	8185 CR 109, LADY LAKE, FL 32159		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	01/18/23	Neighborhood	2017
Year Built	1993	Tax District	County (1001)
Heated Area	1568 (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 140 OAKLAND HILLS SUBD PB 4 PG 75-75G			

GIS Aerial



Property & Assessment Values

Land Value	\$16,770.00
Market Value	\$76,570.00
Assessed Value	\$63,290.00
Total Taxable Value	\$25,000.00
Exemptions	\$25,000
	\$13,290

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2011	2293/409	WD	I (Q)	\$60,000.00	EMERSON JOANN
07/2004	1342/590	WD	I (Q)	\$40,000.00	COCHRANE JAMES M & MATHEW S
05/2002	989/616	WD	I (Q)	\$59,900.00	MARKHAM MARIA
02/2002	1342/588	DC	I (U)	\$0.00	COCHRANE JAMES M &
08/1999	766/232	WD	I (Q)	\$39,100.00	MARKHAM MARIA
12/1997	766/231	DC	V (U)	\$0.00	MARKHAM MARIA
05/1993	486/722	WD	V (Q)	\$13,000.00	MARKHAM MARIA

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	1993	BAS=1568 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Oakland Hill (4003M)	21,780.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Carport/Open Porch 4 (PC4)	1.00 (20.00 x 20.00)	1993
2	Utility 4 (UT4)	1.00 (14.00 x 8.00)	1993
3	Carport/Open Porch 4 (PC4)	1.00 (4.00 x 12.00)	1993
4	Screened Porch 4 (SP4)	1.00 (12.00 x 16.00)	1993

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

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

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

6/19/2020

File #: CE2020-0192

JOANN EMERSON
8185 CR 109
LADY LAKE, FL 32159

Dear JOANN EMERSON:

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

Address: 8185 CR 109, Lady Lake, FL 32159
Parcel #: D01C140 Section/Township/Range: 11823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 140 OAKLAND HILLS SUBD PB 4 PG 75-75G

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

CE2020-0192

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.

CE2020-0192

2009 I.P.M.C.

308.3 Disposal of garbage.

Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers.

CE2020-0192

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

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

CE2020-0192

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.

CE2020-0192

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 July 07, 2020.

Thank you for your attention in this matter.

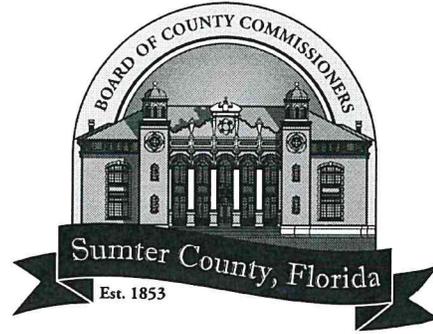
Sincerely,

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

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/10/2020

File #: CE2020-0192

JOANN EMERSON
8185 CR 109
LADY LAKE, FL 32159

Dear JOANN EMERSON:

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

Address: 8185 CR 109, Lady Lake, FL 32159
Parcel #: D01C140 Section/Township/Range: 11823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 140 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:

CE2020-0192

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

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CE2020-0192

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91 7199 9991 7039 6360 3454
4546 0969 6802 7666 6672 76

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

Sincerely,

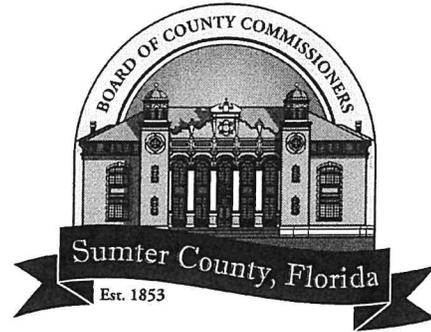
A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive style with a large initial 'G'.

Guylaine Chasse

Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING

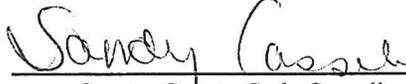
File #: CE2020-0192

EMERSON, JOANN
8185 CR 109
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 9/24/2020, 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 8/24/2020.



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

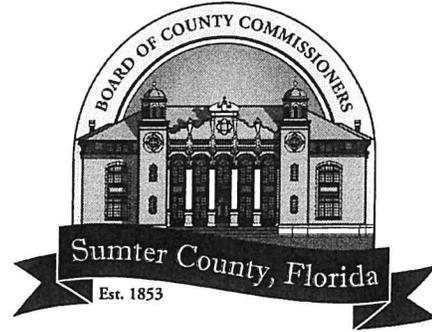
91 7199 9991 7039 6360 6103

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 - 3) Any previous violations committed by the violator.

Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2020-0192

vs.

EMERSON, JOANN (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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CE2020-0192

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CE2020-0192

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):

EMERSON, JOANN

3. Location of Violation: 8185 CR 109, Lady Lake, FL 32159

LOT 140 OAKLAND HILLS SUBD PB 4 PG 75-75G

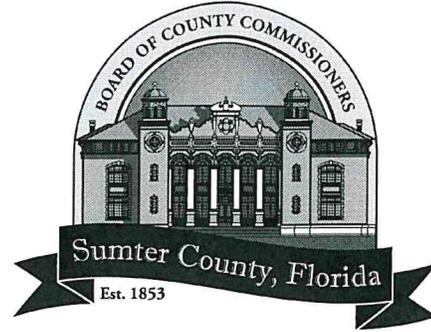
4. Legal Description of Property where violation exists:

Parcel #: D01C140

Section/Township/Range: 11823

**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 #: CE2020-0192

vs.

EMERSON, JOANN (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8185 CR 109, Lady Lake, FL 32159

Section/Township/Range: 11823

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 140 OAKLAND HILLS SUBD PB 4 PG 75-75G

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.

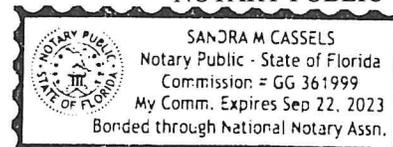
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



violating vehicle(s) and equipment from property.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/10/2020

When was the last time you visited the property? 9/10/2020

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: September 14, 2020

Case: CE2020-0193

Name: MORRIS, RODNEY W K & BRENDA ALI

<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 09/10/2020 KV	50.00
NOV Inspection 07/29/2020 KV	50.00
CNV Inspection 07/09/2020 KV	50.00
Initial Inspection 06/22/2020 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: 9/11/2020

PARCEL ID: C02-040

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

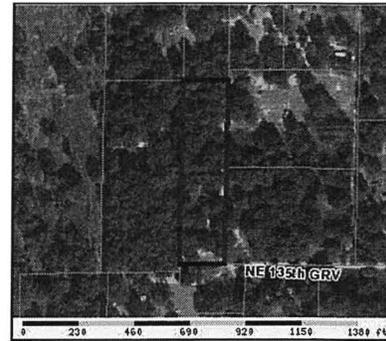
Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	MORRIS RODNEY W K & BRENDA ALI		
Site Address	, FL		
Mail Address	966 NE 135TH GRV, OXFORD, FL 34484		
Use Desc. (code)	ACREAGE NOT CLASSED AS AG (09900)		
Sec/Twp/Rng	02/18/22	Neighborhood	1001
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 30 FT N OF SW COR OF NW1/4 RUN E 187.92 FT N 1211.89 FT W 187.92 FT S TO POB LESS THE N 420.85 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$36,040.00
Market Value	\$36,040.00
Assessed Value	\$36,040.00
Total Taxable Value	\$36,040.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
01/2020	3692/419	WD	V (Q)	\$330,000.00	MORRIS RODNEY W K & BRENDA ALICE & KANANI V
05/2017	3266/586	WD	V (Q)	\$307,500.00	PETTIT THAD & KIMBERLY
06/2011	2326/216	WD	V (Q)	\$249,000.00	KNUDSEN ERIK L & MARCIA
12/2007	1905/688	FJ	V (U)	\$0.00	WATKINS KEITH L & CINDY (TIC)
10/1992	466/471	WD	V (U)	\$30,000.00	WATKINS KEITH L & CINDY
04/1992	453/43	WD	V (U)	\$28,800.00	PC C01=022
01/1900	0/0		I (U)		PC C01=022

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	Acreage 2.1-3.9 AC (0103V)	3.40 Acre		

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

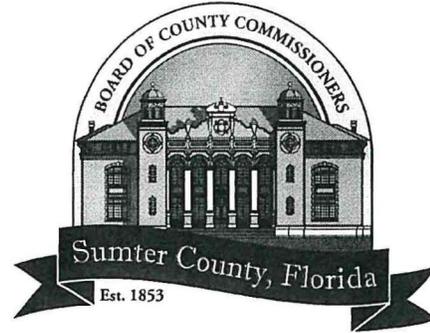
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

6/23/2020

File #: CE2020-0193

RODNEY W K & BRENDA ALI MORRIS
966 NE 135TH GRV
OXFORD, FL 34484

Dear RODNEY W K & BRENDA ALI MORRIS:

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

Address: 1000 NE 135th GRV, Oxford, FL 34484
Parcel #: C02-040 Section/Township/Range: 21822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 30 FT N OF SW COR OF NW1/4 RUN E 187.92 FT N 1211.89 FT W 187.92 FT S TO POB LESS THE N
420.85 FT THEREOF

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

CE2020-0193

13-642(2) HOME OCCUP Purpose & Intent

Home occupations that are not so commonly associated with the residential use as to be regarded in a residential accessory use (see Section 13-610) are permissible as a special uses where indicated by use Table 13-431A.

(b)(1) Home occupations shall only be located on parcels fronting on roadways within the state or county maintained system.

(c) The primary use of property on which a home occupation is conducted shall be as the permanent residence for all participants in the home occupation. Employment or use of persons not residing on the property is expressly prohibited.

(d) Traffic generated by the proposed use must not negatively impact the safety and character of the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) daily trips or five (5) percent, whichever is greater.

(e)(9) Home occupations shall be limited to 8:00 am to 6:00pm, Mondays through Fridays, exclusive of holidays recognized and observed by the county commission.

CE2020-0193

13-642(D) TRAFFIC GENERATION.

Traffic generated by the proposed use must not negatively impact the safety and ambiance for the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) trips per day or five (5) percent, whichever is greater. For purposes of this section, the assumption is that each residential site generates approximately six (6) trips per day (each exit from or entrance onto the property equals one trip).

CE2020-0193

13-646 Staging areas.

(a) A staging area may be allowed as a permitted use in CH, CR, and ID zoning classifications, or as a special use in CL, as indicated in table 13-362A.

(b) The purpose of a staging area (as defined in section 13-31) is to provide an area for the parking of operable commercial motor vehicles not larger than one and one-half (1 1/2) ton trucks or cargo vans with utility trailers. It is also to provide an area where employees can park their personal vehicles and acquire a qualified commercial vehicle for off-site business services. It is specifically not intended for useage as a truck terminal or parking of heavy trucks, equipment or semi tractor trailers or similar cargo containers. The maintenance of vehicles and equipment is prohibited.

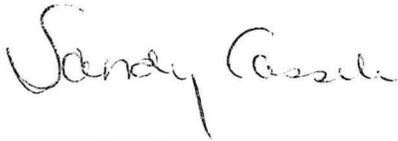
(c) A staging area may be allowed in CL zoning districts as a special use. ...

[] You are using property as a staging area and the zoning prohibits such use. Cease and desist use and remove violating vehicle(s) and equipment from property.

You are being notified a violation exists on your property and your next inspection will be July 09, 2020.

Thank you for your attention in this matter.

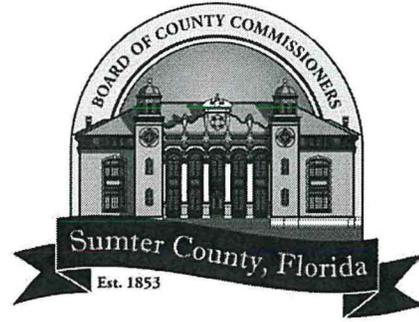
Sincerely,

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

7/13/2020

File #: CE2020-0193

RODNEY W K & BRENDA ALI MORRIS
966 NE 135TH GRV
OXFORD, FL 34484

Dear RODNEY W K & BRENDA ALI MORRIS:

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

Address: 1000 NE 135th GRV, Oxford, FL 34484
Parcel #: C02-040 Section/Township/Range: 21822
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 30 FT N OF SW COR OF NW1/4 RUN E 187.92 FT N 1211.89 FT W 187.92 FT S TO POB LESS THE N
420.85 FT THEREOF

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

CE2020-0193

13-642(2) HOME OCCUP Purpose & Intent

Home occupations that are not so commonly associated with the residential use as to be regarded in a residential accessory use (see Section 13-610) are permissible as a special uses where indicated by use Table 13-431A.

(b)(1) Home occupations shall only be located on parcels fronting on roadway within the state or county maintained system.

(c) The primary use of property on which a home occupation is conducted shall be as the permanent residence for all participants in the home occupation. Employment or use of persons not residing on the property is expressly prohibited.

(d) Traffic generated by the proposed use must not negatively impact the safety and character of the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) daily trips or five (5) percent, whichever is greater.

(e)(9) Home occupations shall be limited to 8:00 am to 6:00pm, Mondays through Fridays, exclusive of holidays recognized and observed by the county commission.

CE2020-0193

13-642(D) TRAFFIC GENERATION.

Traffic generated by the proposed use must not negatively impact the safety and ambiance for the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) trips per day or five (5) percent, whichever is greater. For purposes of this section, the assumption is that each residential site generates approximately six (6) trips per day (each exit from or entrance onto the property equals one trip).

CE2020-0193

71 7199 9991 7039 6360 3422
624E 09E9 6E02 7666 6672 71

13-646 Staging areas.

(a) A staging area may be allowed as a permitted use in CH, CR, and ID zoning classifications, or as a special use in CL, as indicated in table 13-362A.

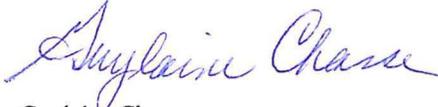
(b) The purpose of a staging area (as defined in section 13-31) is to provide an area for the parking of operable commercial motor vehicles not larger than one and one-half (1 1/2) ton trucks or cargo vans with utility trailers. It is also to provide an area where employees can park their personal vehicles and acquire a qualified commercial vehicle for off-site business services. It is specifically not intended for useage as a truck terminal or parking of heavy trucks, equipment or semi tractor trailers or similar cargo containers. The maintenance of vehicles and equipment is prohibited.

(c) A staging area may be allowed in CL zoning districts as a special use. ...

[] You are using property as a staging area and the zoning prohibits such use. Cease and desist use and remove violating vehicle(s) and equipment from property.

Failure to correct the above violations before July 29, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

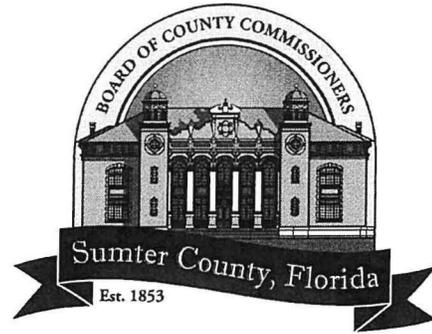


Guylaine Chasse

Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF HEARING

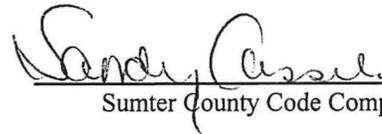
File #: CE2020-0193

MORRIS, RODNEY W K & BRENDA ALI
966 NE 135TH GRV
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 9/24/2020, 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 8/24/2020.



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 6110

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 #: CE2020-0193

vs.

MORRIS, RODNEY W K & BRENDA ALI (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):

CE2020-0193

13-642(2) HOME OCCUP Purpose & Intent

Home occupations that are not so commonly associated with the residential use as to be regarded in a residential accessory use (see Section 13-610) are permissible as a special uses where indicated by use Table 13-431A.

(b)(1) Home occupations shall only be located on parcels fronting on roadway within the state or county maintained system.

(c) The primary use of property on which a home occupation is conducted shall be as the permanent residence for all participants in the home occupation. Employment or use of persons not residing on the property is expressly prohibited.

(d) Traffic generated by the proposed use must not negatively impact the safety and character of the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) daily trips or five (5) percent, whichever is greater.

(e)(9) Home occupations shall be limited to 8:00 am to 6:00pm, Mondays through Fridays, exclusive of holidays recognized and observed by the county commission.

CE2020-0193

13-642(D) TRAFFIC GENERATION.

Traffic generated by the proposed use must not negatively impact the safety and ambiance for the neighborhood. The increase to existing traffic created by the home occupation shall not exceed ten (10) trips per day or five (5) percent, whichever is greater. For purposes of this section, the assumption is that each residential site generates approximately six (6) trips per day (each exit from or entrance onto the property equals one trip).

CE2020-0193

13-646 Staging areas.

(a) A staging area may be allowed as a permitted use in CH, CR, and ID zoning classifications, or as a special use in CL, as indicated in table 13-362A.

(b) The purpose of a staging area (as defined in section 13-31) is to provide an area for the parking of

operable commercial motor vehicles not larger than one and one-half (1 1/2) ton trucks or cargo vans with utility trailers. It is also to provide an area where employees can park their personal vehicles and acquire a qualified commercial vehicle for off-site business services. It is specifically not intended for useage as a truck terminal or parking of heavy trucks, equipment or semi tractor trailers or similar cargo containers. The maintenance of vehicles and equipment is prohibited.

(c) A staging area may be allowed in CL zoning districts as a special use. ...

[] You are using property as a staging area and the zoning prohibits such use. Cease and desist use and remove violating vehicle(s) and equipment from property.

2. Property Owner(s):

MORRIS, RODNEY W K & BRENDA ALI

3. Location of Violation: 1000 NE 135th GRV, Oxford, FL 34484

4. Legal Description of Property where violation exists:

Parcel #: C02-040 Section/Township/Range: 21822

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 30 FT N OF SW COR OF NW1/4 RUN E 187.92 FT N 1211.89 FT W 187.92 FT S TO POB LESS THE N 420.85 FT THEREOF

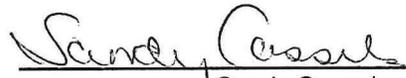
5. Date Violation first Observed: 6/22/2020

6. Date Property owner issued notice of violation: 7/13/2020

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

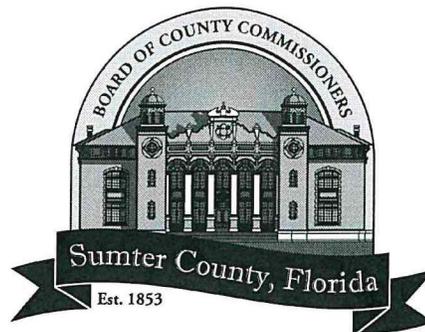
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 24th day of August, 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 #: CE2020-0193

vs.

MORRIS, RODNEY W K & BRENDA ALI (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1000 NE 135th GRV, Oxford, FL 34484

Section/Township/Range: 21822

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 30 FT N OF SW COR OF NW1/4 RUN E 187.92 FT N 1211.89 FT W 187.92 FT S TO POB LESS THE N 420.85 FT THEREOF

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

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

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 2020.



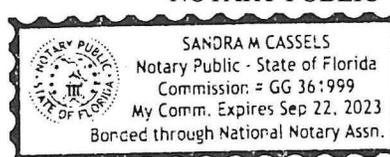
Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 10th day of September, 2020.



NOTARY PUBLIC

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



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0196 OR 661 PG 641 Zoning: R1MR

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: GATWOOD, FRANCIS ALLEN & MORTON
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No

What is the General Location of this property? BUSHNELL Parcel #: N09-034

What is the Property Address? 112 CR 551, Bushnell, FL 33513

When did this case begin? 7/1/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0196

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

CE2020-0196

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.

CE2020-0196

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.

CE2020-0196

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 9/11/2020

When was the last time you visited the property? 9/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE2020-0196

Name: GATWOOD, FRANCIS ALLEN & MORTON

<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 LETTER	6.10
RFH Inspection 09/11/2020 KV	50.00
NOV Inspection 08/10/2020 KV	50.00
CNV Inspection 07/22/2020 KV	50.00
Initial Inspection 07/01/2020 KV	50.00
Total Costs	318.80

*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: 9/11/2020

PARCEL ID: N09-034

<< Next Lower Parcel | Next Higher Parcel >> |

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch |
 2020 TRIM (pdf) | GIS Map | Print |

Result: 1 of 1

Owner & Property Info

Owner's Name	GATWOOD FRANCIS ALLEN & MORTON		
Site Address	112 CR 551, BUSHNELL, FL 33513		
Mail Address	112 CR 551, BUSHNELL, FL 33513		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	09/21/22	Neighborhood	1004
Year Built	1979	Tax District	County (1001)
Heated Area	840 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE W 175 FT OF E 555 FT OF N 124.46 FT OF S 548.92 FT OF SE1/4 OF NE1/4			

GIS Aerial



Property & Assessment Values

Land Value	\$8,680.00
Market Value	\$27,910.00
Assessed Value	\$26,750.00
Total Taxable Value	\$1,750.00
Exemptions	\$25,000
	\$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
08/2015	3010/790	QC	I (U)	\$100.00	GATWOOD FRANCIS ALLEN & MORTONMICHAEL ODELL (JT)
06/2015	2972/116	WD	I (Q)	\$41,000.00	GATWOOD FRANCIS ALLEN & MORTON
01/1998	667/477	QC	V (U)	\$100.00	WILLIAMS MARVIN LAVON
11/1997	661/641	WD	V (U)	\$100.00	WILLIAMS MARVIN LAVON
09/1995	566/321	QC	V (Q)	\$2,500.00	WILLIAMS MARVIN LAVON

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	1979	BAS=840 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (D100M)	0.49 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (20.00 x 12.00)	2013
2	Utility 2 (UT2)	1.00 (10.00 x 12.00)	2018

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

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.

You are being notified a violation exists on your property and your next inspection will be July 22, 2020.

Thank you for your attention in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The letters are fluid and connected, with a prominent loop at the end of the last 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

7/23/2020

File #: CE2020-0196

FRANCIS ALLEN & MORTON GATWOOD
112 CR 551
BUSHNELL, FL 33513

Dear FRANCIS ALLEN & MORTON GATWOOD:

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

Address: 112 CR 551, Bushnell, FL 33513
Parcel #: N09-034 Section/Township/Range: 92122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE W 175 FT OF E 555 FT OF N 124.46 FT OF S 548.92 FT OF SE1/4 OF NE1/4

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

CE2020-0196

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.

CE2020-0196

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 August 10, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

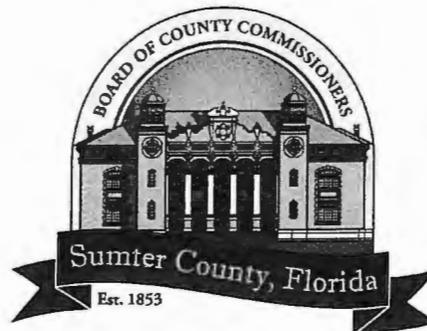
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 5014

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

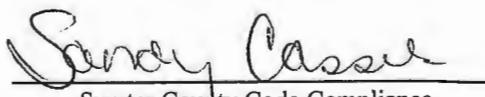
File #: CE2020-0196

GATWOOD, FRANCIS ALLEN & MORTON
112 CR 551
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 9/24/2020, 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 8/24/2020.


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

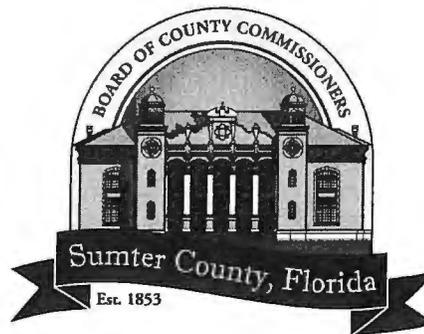
91 7199 9991 7039 6360 6127

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 #: CE2020-0196

vs.

GATWOOD, FRANCIS ALLEN & MORTON (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):

CE2020-0196

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

CE2020-0196

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.

CE2020-0196

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.

CE2020-0196

FBC Section 105 Permits [A] 105.1 Required.

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2. Property Owner(s):
GATWOOD, FRANCIS ALLEN & MORTON

3. Location of Violation: 112 CR 551, Bushnell, FL 33513

4. Legal Description of Property where violation exists:
Parcel #: N09-034 Section/Township/Range: 92122
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
THE W 175 FT OF E 555 FT OF N 124.46 FT OF S 548.92 FT OF SE1/4 OF NE1/4

5. Date Violation first Observed: 7/1/2020

6. Date Property owner issued notice of violation: 7/23/2020

7. Date of Notice of Violation Inspection: 8/10/2020

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

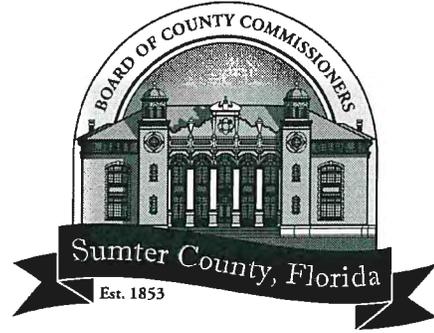
DATED this Monday, the 24th day of August, 2020.



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 #: CE2020-0196

vs.

GATWOOD, FRANCIS ALLEN & MORTON (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 112 CR 551, Bushnell, FL 33513

Section/Township/Range: 92122

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE W 175 FT OF E 555 FT OF N 124.46 FT OF S 548.92 FT OF SE1/4 OF NE1/4

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

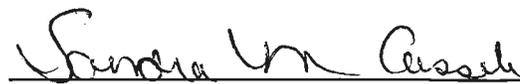
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 2020.

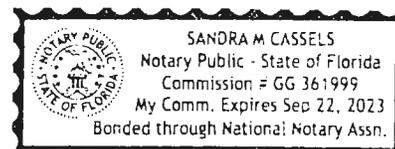


KEVIN VANN

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



NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE2020-0197

Name: PIERCE, BERNICE R (LE)

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 07/30/2020 KV	50.00
CNV Inspection 07/10/2020 KV	50.00
Initial Inspection 06/23/2020 KV	50.00
Total Costs	312.70

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0197 OR 879 PG 710 Zoning: PUD

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: PIERCE, BERNICE R (LE)

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? _____ Parcel #: D02F221

What is the Property Address? 2428 Merida Circle, THE VILLAGES, FL 32162

When did this case begin? 6/23/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0197

FBC Section 105 Permits [A] 105.1 Required.

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(6/19/2020 2:18 PM GCO)

Air conditioner changed out without 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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: 9/11/2020

PARCEL ID: D02F221

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

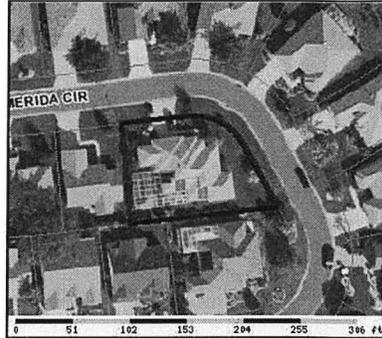
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	PIERCE BERNICE R (LE)		
Site Address	2428 MERIDA CIR, THE VILLAGES, FL 32162		
Mail Address	2428 MERIDA CIR, THE VILLAGES, FL 32162		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	02/18/23	Neighborhood	1260
Year Built	2001	Tax District	Villages (5006)
Heated Area	1899 (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 221 THE VILLAGES OF SUMTER UNIT NO 27 PB 5 PGS 13-13B			

GIS Aerial



Property & Assessment Values

Land Value	\$22,820.00
Market Value	\$306,080.00
Assessed Value	\$251,660.00
Total Taxable Value	\$0.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000 05 - Permanently Disabled Veteran \$201,660

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2018	3386/128	WD	I (U)	\$100.00	PIERCE BERNICE R (LE)
02/2010	3054/794	DC	I (U)	\$0.00	PIERCE BERNICE R
05/2001	879/710	WD	I (Q)	\$171,900.00	PIERCE RICHARD F

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	DH64 (DH64)	Wall Type 4	2001	BAS=1899 SF CP=180 SF GAR=921 SF SP=50 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	VILLAGE INTERIOR S.F. (1101R)	9,669.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	VIII-Screened Cage (SEN4)	1.00 (11.00 x 22.00)	1900
3	VIII-Pool or Spa Pkg (POL4)	1.00 (12.00 x 24.00)	2007
4	VIII-Screened Cage (SEN4)	1.00 (21.00 x 31.00)	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

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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

6/24/2020

File #: CE2020-0197

BERNICE R (LE) PIERCE
2428 MERIDA CIR
THE VILLAGES, FL 32162

Dear BERNICE R (LE) PIERCE:

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

Address: 2428 Merida Circle, THE VILLAGES, FL 32162
Parcel #: D02F221 Section/Township/Range: 21823
Subdivision: Tract: 027
Block: Lot(s): 221
Legal Description (partial):
LOT 221 THE VILLAGES OF SUMTER UNIT NO 27 PB 5 PGS 13-13B

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

CE2020-0197

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.

(6/19/2020 2:18 PM GCO)

Air conditioner changed out without permit

You are being notified a violation exists on your property and your next inspection will be July 10, 2020.

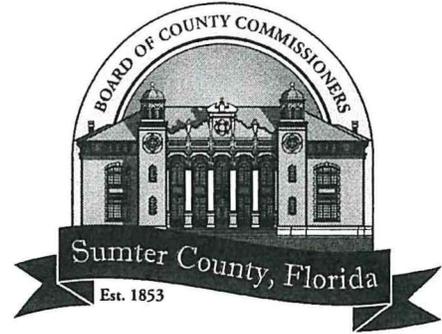
Thank you for your attention in this matter.

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

7/13/2020

File #: CE2020-0197

BERNICE R (LE) PIERCE
2428 MERIDA CIR
THE VILLAGES, FL 32162

Dear BERNICE R (LE) PIERCE:

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

Address: 2428 Merida Circle, THE VILLAGES, FL 32162
Parcel #: D02F221 Section/Township/Range: 21823
Subdivision: Tract: 027
Block: Lot(s): 221
Legal Description (partial):
LOT 221 THE VILLAGES OF SUMTER UNIT NO 27 PB 5 PGS 13-13B

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

CE2020-0197

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.

(6/19/2020 2:18 PM GCO)

Air conditioner changed out without permit

Failure to correct the above violations before July 30, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

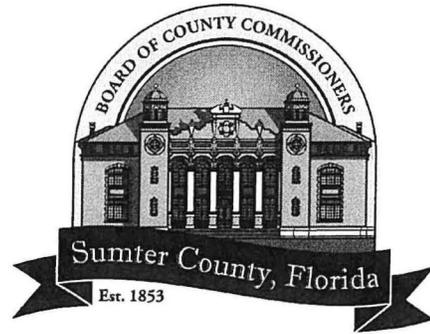
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 4918

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 #: CE2020-0197

PIERCE, BERNICE R (LE)
2428 MERIDA CIR
THE VILLAGES, FL 32162

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 9/24/2020, 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 8/24/2020.



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

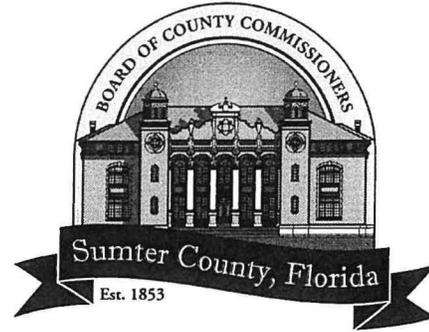
91 7199 9991 7039 6360 6134

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 #: CE2020-0197

vs.

PIERCE, BERNICE R (LE) (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0197

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.

(6/19/2020 2:18 PM GCO)

Air conditioner changed out without permit

2. Property Owner(s):

PIERCE, BERNICE R (LE)

3. Location of Violation: 2428 Merida Circle, THE VILLAGES, FL 32162

4. Legal Description of Property where violation exists:

Parcel #: D02F221 Section/Township/Range: 21823

Subdivision: Tract: 027

Block: Lot(s): 221

Legal Description (partial):

LOT 221 THE VILLAGES OF SUMTER UNIT NO 27 PB 5 PGS 13-13B

5. Date Violation first Observed: 6/23/2020

6. Date Property owner issued notice of violation: 7/13/2020

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

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

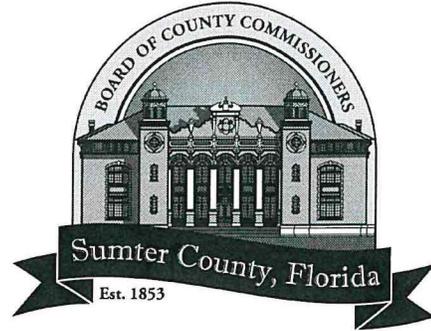
DATED this Monday, the 24th day of August, 2020.



Sandy Cassels

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

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

File #: CE2020-0197

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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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2428 Merida Circle, THE VILLAGES, FL 32162

Section/Township/Range: 21823

Subdivision:

Tract: 027

Block:

Lot(s): 221

Legal Description (partial):

LOT 221 THE VILLAGES OF SUMTER UNIT NO 27 PB 5 PGS 13-13B

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.

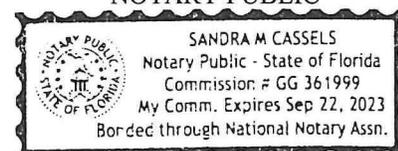
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0199 OR 2738 PG 624 Zoning: R4C

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: GOODWIN, FRANKLIN D

Tenant Name: Franklin Goodwin

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? lake panasoffkee Parcel #: F32E064

What is the Property Address? 2420 CR 453, Lake Panasoffkee, FL 33538

When did this case begin? 6/24/20

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?

CE2020-0199

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.

CE2020-0199

2009 I.P.M.C.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions. leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE2020-0199

2009 I.P.M.C.

505.1 General.

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CE2020-0199

2009 I.P.M.C.

604.1 Facilities required.

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

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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0199

Name: GOODWIN, FRANKLIN D

<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 09/10/2020 KV	50.00
NOV Inspection 08/03/2020 KV	50.00
CNV Inspection 07/14/2020 KV	50.00
Initial Inspection 06/24/2020 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: 9/11/2020

PARCEL ID: F32E064

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

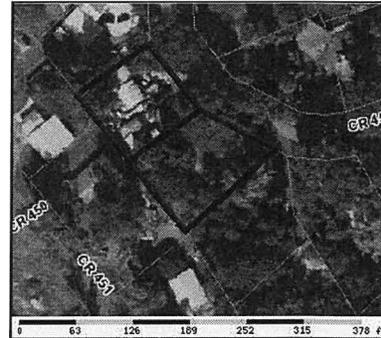
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	GOODWIN FRANKLIN D		
Site Address	2420 CR 453, LAKE PANASOFFKEE, FL 33538		
Mail Address	3810 S EVANSTON ST, AURORA, CO 80014		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	1961	Tax District	County (1001)
Heated Area	1056 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 4 & 5 BLK E 2ND ADD TRACY S POINT PB 2 PG 29 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$17,110.00
Market Value	\$96,410.00
Assessed Value	\$96,410.00
Total Taxable Value	\$46,410.00
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
08/2018	3586/586	DC	I (U)	\$0.00	GOODWIN FRANKLIN D
08/2016	3586/587	DC	I (U)	\$0.00	GOODWIN FRANKLIN (LE)
02/2014	2738/624	QC	I (U)	\$100.00	GOODWIN FRANKLIN D & CHARLOTTE (LE)
02/1974	149/713	WD	I (U)	\$0.00	GOODWIN FRANKLIN D &
11/1967	89/379	WD	I (Q)	\$10,410.00	GOODWIN FRANKLIN D &
03/1964	56/515	WD	I (Q)	\$7,000.00	GOODWIN FRANKLIN D &
08/1963	51/45	WD	I (Q)	\$11,500.00	GOODWIN FRANKLIN D &
06/1961	30/558		I (U)	\$0.00	GOODWIN FRANKLIN D &

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1961	BAS=1056 SF CPU=252 SF PAT=96 SF UTL=72 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	93.21 Front Feet	93.00	104.00
2	Lk Pana (5003R)	98.10 Front Feet	98.00	100.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1979
2	MISC Flat Value (MISC)	1.00 ()	1979

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

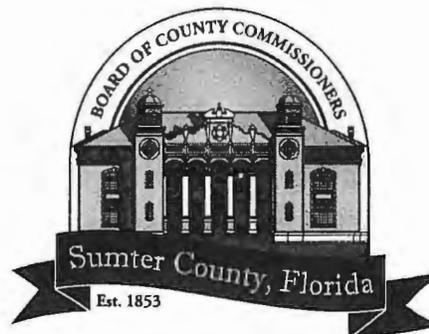
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

6/26/2020

File #: CE2020-0199

FRANKLIN D GOODWIN
3810 S EVANSTON ST
AURORA, CO 80014

Dear FRANKLIN D GOODWIN:

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

Address: 2420 CR 453, Lake Panasoffkee, FL 33538
Parcel #: F32E064 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 4 & 5 BLK E 2ND ADD TRACY S POINT PB 2 PG 29 1/2

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

CE2020-0199

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.

CE2020-0199

2009 I.P.M.C.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE2020-0199

2009 I.P.M.C.

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE2020-0199

2009 I.P.M.C.

604.1 Facilities required.

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

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

Thank you for your attention in this matter.

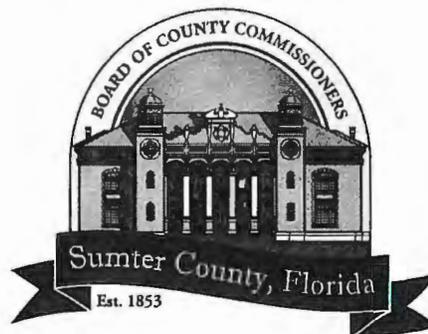
Sincerely,

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

7/15/2020

File #: CE2020-0199

FRANKLIN D GOODWIN
3810 S EVANSTON ST
AURORA, CO 80014

Dear FRANKLIN D GOODWIN:

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

Address: 2420 CR 453, Lake Panasoffkee, FL 33538
Parcel #: F32E064 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 4 & 5 BLK E 2ND ADD TRACY S POINT PB 2 PG 29 1/2

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

CE2020-0199

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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.

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CE2020-0199

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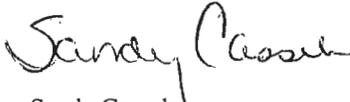
604.1 Facilities required.

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

91 7199 9991 7039 6360 4956

Failure to correct the above violations before August 03, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

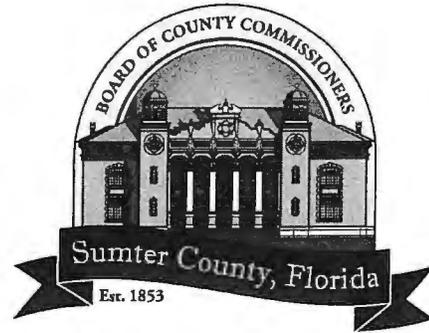
A handwritten signature in black ink that reads "Sandy Cassels". The signature is written in a cursive, slightly slanted style.

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

File #: CE2020-0199

Franklin Goodwin
8217 W Scotch Pine Lane
CRYSTAL RIVER, FL 34428

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 9/24/2020, 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 8/25/2020.


Sumter County Code Compliance

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

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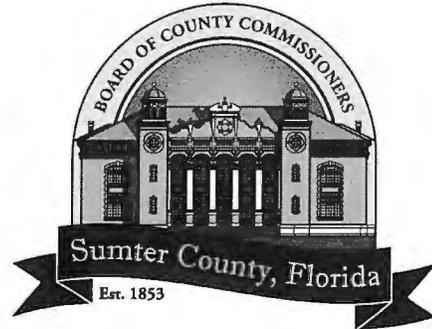
91 7199 9991 7039 6360 6165

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NOTICE OF HEARING

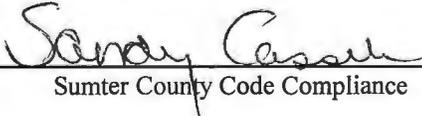
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GOODWIN, FRANKLIN D
3810 S EVANSTON ST
AURORA, CO 80014

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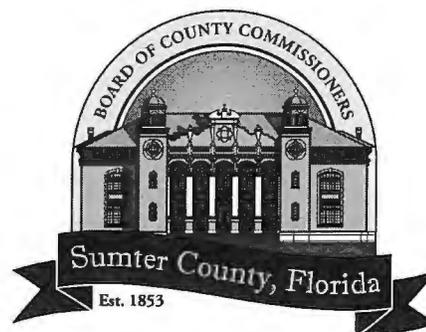
91 7199 9991 7039 6360 6158

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 - 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.
 - 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 #: CE2020-0199

vs.

GOODWIN, FRANKLIN D (Respondent)

Franklin Goodwin (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):

CE2020-0199

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.

CE2020-0199

2009 I.P.M.C.

504.1 General.

All plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions. leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

CE2020-0199

2009 I.P.M.C.

505.1 General.

Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and showers shall be supplied with hot or tempered and cold running water in accordance with the International Plumbing Code.

CE2020-0199

2009 I.P.M.C.

604.1 Facilities required.

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

2. Property Owner(s):
GOODWIN, FRANKLIN D

3. Location of Violation: 2420 CR 453, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:
Parcel #: F32E064 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 4 & 5 BLK E 2ND ADD TRACY S POINT PB 2 PG 29 1/2

5. Date Violation first Observed: 6/24/2020

6. Date Property owner issued notice of violation: 7/15/2020

7. Date of Notice of Violation Inspection: 8/3/2020

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

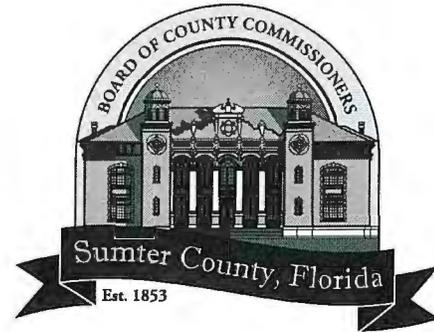
DATED this Tuesday, the 25th day of August, 2020.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0199

vs.

GOODWIN, FRANKLIN D (Respondent)

Franklin Goodwin (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2420 CR 453, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 4 & 5 BLK E 2ND ADD TRACY S POINT PB 2 PG 29 1/2

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

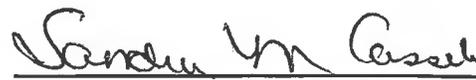
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 2020.

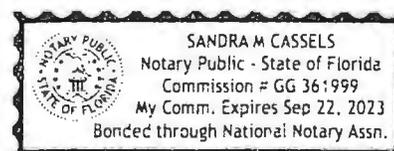


Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 10th day of September, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0203 OR 1618 PG 169 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: BENJAMIN, PHILIP COLLINS JR

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? Lake Panasoffkee Parcel #: E23B002

What is the Property Address? 4721 CR 302, Lake Panasoffkee, FL 33538

When did this case begin? 7/2/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0203
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.

(7/24/2020 7:50 AM SCO)
Roof (rear of the residence), structural,

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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0203

Name: BENJAMIN, PHILIP COLLINS JR

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/11/2020 KV	50.00
CNV Inspection 07/23/2020 KV	50.00
Initial Inspection 07/02/2020 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: 9/11/2020

PARCEL ID: E23B002

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

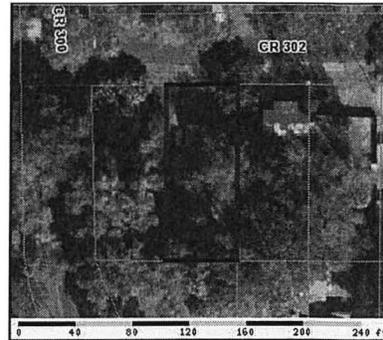
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	BENJAMIN PHILIP COLLINS JR		
Site Address	4721 CR 302, LAKE PANASOFFKEE, FL 33538		
Mail Address	4656 CR 302, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	23/19/21	Neighborhood	5003
Year Built	1966	Tax District	County (1001)
Heated Area	491 (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 3 WITH LACOOCHEE RIVER PARK PB 2 PG 11 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$3,100.00
Market Value	\$9,320.00
Assessed Value	\$8,260.00
Total Taxable Value	\$8,260.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/2020	3720/315	QC	I (U)	\$100.00	BENJAMIN PHILIP COLLINS JR
10/2016	3177/517	WD	I (Q)	\$5,000.00	ROWDEN TRAVIS COLBY
04/2015	2968/482	QC	I (U)	\$5,000.00	ROOT JOHN ALLEN JR
07/2006	1618/169	QC	I (U)	\$0.00	YOUNG WALTER O
06/1998	691/16	WD	I (Q)	\$7,300.00	YOUNG DEBORAH V & WALTER O
04/1998	682/579	QC	I (U)	\$100.00	YOUNG DEBORAH V & WALTER O
01/1992	447/697	CP	V (U)	\$100.00	YOUNG DEBORAH V & WALTER O

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	RES 250 (R25)	Wall Type 3	1966	BAS=491 SF OP=66 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5043R)	50.00 Front Feet	50.00	123.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

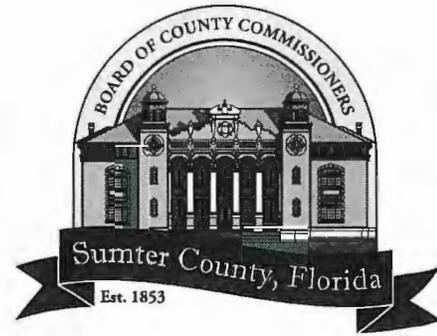
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

7/6/2020

File #: CE2020-0203

PHILIP COLLINS JR BENJAMIN
4656 CR 302
LAKE PANASOFFKEE, FL 33538

Dear PHILIP COLLINS JR BENJAMIN:

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

Address: 4721 CR 302, Lake Panasoffkee, FL 33538
Parcel #: E23B002 Section/Township/Range: 231921
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 3 WITHLACOCHEE RIVER PARK PB 2 PG 11 1/2

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

CE2020-0203

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 July 23, 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

7/24/2020

File #: CE2020-0203

PHILIP COLLINS JR BENJAMIN
4656 CR 302
LAKE PANASOFFKEE, FL 33538

Dear PHILIP COLLINS JR BENJAMIN:

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

Address: 4721 CR 302, Lake Panasoffkee, FL 33538
Parcel #: E23B002 Section/Township/Range: 231921
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 3 WITHLACOOCHEE RIVER PARK PB 2 PG 11 1/2

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

CE2020-0203

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.

(7/24/2020 7:50 AM SCO)
Roof (rear of the residence)

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

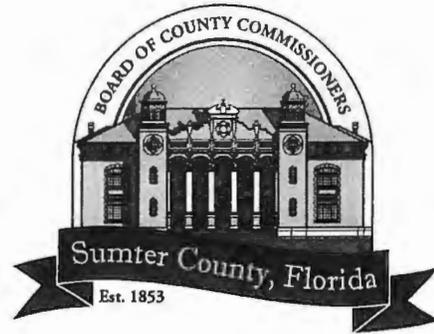
Sincerely,

Sandy Cassels
Development Technician

91 7199 9991 7039 6360 5021

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

7/24/2020

File #: CE2020-0203

PHILIP COLLINS JR BENJAMIN
4656 CR 302
LAKE PANASOFFKEE, FL 33538

Dear PHILIP COLLINS JR BENJAMIN:

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

Address: 4721 CR 302, Lake Panasoffkee, FL 33538
Parcel #: E23B002 Section/Township/Range: 231921
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 3 WITHLACOOCHEE RIVER PARK PB 2 PG 11 1/2

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

CE2020-0203

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.

(7/24/2020 7:50 AM SCO)

Roof (rear of the residence), structural, electric

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

Sincerely,

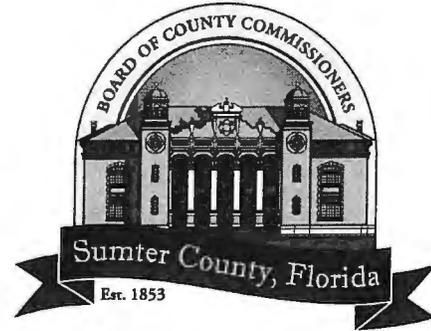
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 5052

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

File #: CE2020-0203

BENJAMIN, PHILIP COLLINS JR
4656 CR 302
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 9/24/2020, 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 8/25/2020.



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

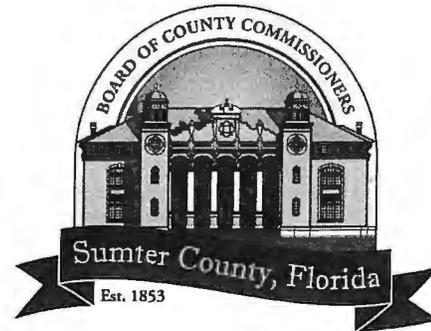
91 7199 9991 7039 6360 6172

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 #: CE2020-0203

vs.

BENJAMIN, PHILIP COLLINS JR (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0203

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.

(7/24/2020 7:50 AM SCO)

Roof (rear of the residence), structural,

2. Property Owner(s):

BENJAMIN, PHILIP COLLINS JR

3. Location of Violation: 4721 CR 302, Lake Panasoffkee, FL 33538

LOT 3 WITHLACOCHEE RIVER PARK PB 2 PG 11 1/2

4. Legal Description of Property where violation exists:

Parcel #: E23B002 Section/Township/Range: 231921

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 3 WITHLACOCHEE RIVER PARK PB 2 PG 11 1/2

5. Date Violation first Observed: 7/2/2020

6. Date Property owner issued notice of violation: 7/24/2020

7. Date of Notice of Violation Inspection: 8/11/2020

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

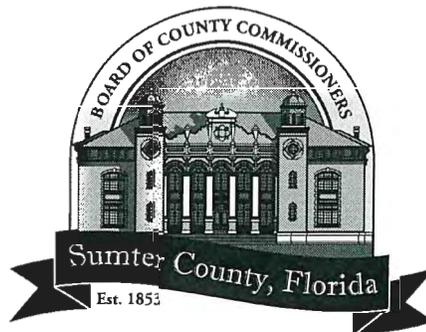
DATED this Tuesday, the 25th day of August, 2020.



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 #: CE2020-0203

vs.

BENJAMIN, PHILIP COLLINS JR (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Thursday, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 4721 CR 302, Lake Panasoffkee, FL 33538

Section/Township/Range: 231921

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 3 WITHLACOOCHEE RIVER PARK PB 2 PG 11 1/2

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

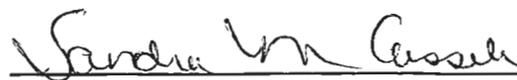
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 2020.

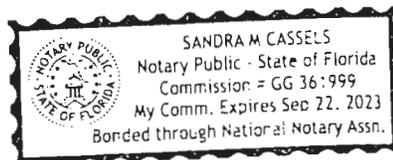


KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 10th day of September, 2020.



NOTARY PUBLIC



Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0204 OR PG Zoning: RR1C

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: STEPHENSON, R C & JURETTA
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? Nobleton Parcel #: M19B019

What is the Property Address? 7587 CR 659, Bushnell, FL 33513

When did this case begin? 7/2/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0204

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.

(7/20/2020 11:42 AM SCO)
for electrical repair

CE2020-0204

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.

CE2020-0204

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

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

CE2020-0204

6-104.(3) NUISANCES-UNSAFE HOUSING

The existence of any dwelling, house, building, structure or real property, or premises on which a dwelling, house, building or other structure is located which is unsafe, (as defined in the Unsafe Building and Abatement Code) and a menace to the health, safety, or general welfare of the residents of Sumter County shall constitute prima facie evidence

of maintaining a nuisance.

CE2020-0204

2009 I.P.M.C.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, so determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

CE2020-0204

2009 I.P.M.C.

604.3 Electrical system hazards.

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

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 9/11/2020

When was the last time you visited the property? 7/23/2020

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: September 14, 2020

Case: CE2020-0204

Name: STEPHENSON, R C & JURETTA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/11/2020 KV	50.00
NOV Inspection 08/11/2020 KV	50.00
CNV Inspection 07/23/2020 KV	50.00
Initial Inspection 07/02/2020 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: 9/11/2020

PARCEL ID: D01C299

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STEWART LAURA JANE		
Site Address	7591 CR 109G, LADY LAKE, FL 32159		
Mail Address	7591 CR 109, LADY LAKE, FL 32159		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	01/18/23	Neighborhood	2017
Year Built	2000	Tax District	County (1001)
Heated Area	2304 (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 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G			

GIS Aerial



Property & Assessment Values

Land Value	\$20,150.00
Market Value	\$111,760.00
Assessed Value	\$91,730.00
Total Taxable Value	\$41,230.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000 34 - Total Disabled \$500

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2011	2375/348	FJ	I (U)	\$0.00	STEWART LAURA JANE
03/2011	2304/496	QC	I (U)	\$100.00	CIVEY LAURA S
02/2004	1184/734	WD	I (Q)	\$86,000.00	CIVEY DAVID G & LAURA S
01/2001	854/144	WD	V (U)	\$20,000.00	RAMOS-PEREZ ANNETTE & LARRY
09/1991	440/111	WD	V (Q)	\$15,500.00	CROMWELL VICTOR H

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	2000	BAS=2304 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Oakland Hill (4003M)	26,166.00 Square Feet		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 4 (UT4)	1.00 (14.00 x 10.00)	2003
2	Carport/Open Porch 2 (PC2)	1.00 (30.00 x 8.00)	2006
3	Carport/Open Porch 4 (PC4)	1.00 (20.00 x 18.00)	2006
4	Utility 2 (UT2)	1.00 (12.00 x 12.00)	2006

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

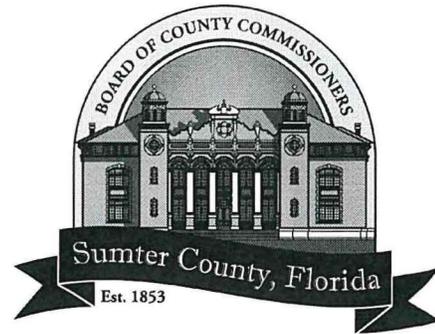
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

7/6/2020

File #: CE2020-0204

R C & JURETTA STEPHENSON
7587 CR 659
BUSHNELL, FL 33513

Dear R C & JURETTA STEPHENSON:

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

Address: 7587 CR 659, Bushnell, FL 33513
Parcel #: M19B019 Section/Township/Range: 192121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 19 HOLIDAY ACRES UNRECORDED SUBD

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

CE2020-0204

FBC Section 105 Permits [A] 105.1 Required.

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

CE2020-0204

6-104.(3) NUISANCES-UNSAFE HOUSING

The existence of any dwelling, house, building, structure or real property, or premises on which a dwelling, house, building or other structure is located which is unsafe, (as defined in the Unsafe Building and Abatement Code) and a menace to the health, safety, or general welfare of the residents of Sumter County shall constitute prima facie evidence of maintaining a nuisance.

CE2020-0204

6-104.(2) NUISANCES-TRASH & DEBRIS

The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance 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.

CE2020-0204

2009 I.P.M.C.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and

adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger. becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, so determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

CE2020-0204

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.

CE2020-0204

2009 I.P.M.C.

604.3 Electrical system hazards.

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

You are being notified a violation exists on your property and your next inspection will be July 23, 2020.

Thank you for your attention in this matter.

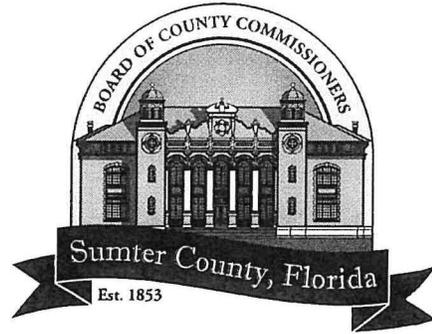
Sincerely,

A handwritten signature in blue ink that reads "Guylaine Chasse". The signature is written in a cursive, flowing style.

Guylaine Chasse

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

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



NOTICE OF VIOLATION

7/24/2020

File #: CE2020-0204

R C & JURETTA STEPHENSON
7587 CR 659
BUSHNELL, FL 33513

Dear R C & JURETTA STEPHENSON:

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

Address: 7587 CR 659, Bushnell, FL 33513
Parcel #: M19B019 Section/Township/Range: 192121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 19 HOLIDAY ACRES UNRECORDED SUBD

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

CE2020-0204

FBC Section 105 Permits [A] 105.1 Required.

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(7/20/2020 11:42 AM SCO)
for electrical repair

CE2020-0204

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.

CE2020-0204

91 7199 9991 7039 6360 5045

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

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

CE2020-0204

6-104.(3) NUISANCES-UNSAFE HOUSING

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CE2020-0204

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CE2020-0204

2009 I.P.M.C.

604.3 Electrical system hazards.

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

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

Sincerely,

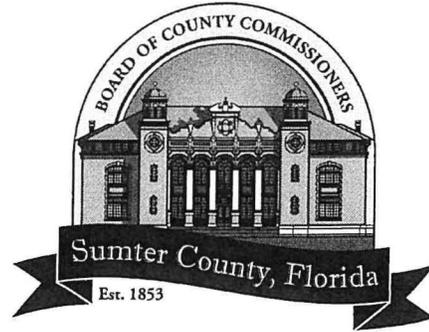
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the printed name.

Sandy Cassels

Development Technician

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

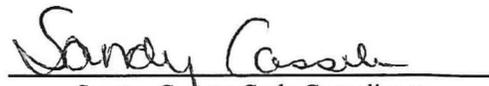
File #: CE2020-0204

STEPHENSON, R C & JURETTA
7587 CR 659
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 9/24/2020, 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 8/25/2020.


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

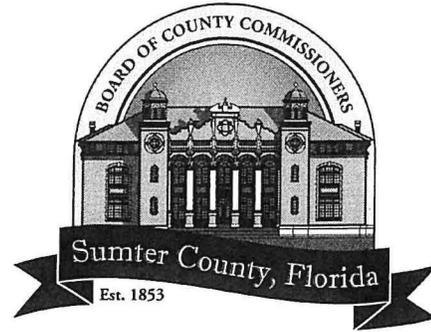
91 7199 9991 7039 6360 6189

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 #: CE2020-0204

vs.

STEPHENSON, R C & JURETTA (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):

CE2020-0204

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.

(7/20/2020 11:42 AM SCO)
for electrical repair

CE2020-0204

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.

CE2020-0204

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

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

CE2020-0204

6-104.(3) NUISANCES-UNSAFE HOUSING

The existence of any dwelling, house, building, structure or real property, or premises on which a dwelling, house, building or other structure is located which is unsafe, (as defined in the Unsafe Building and Abatement Code) and a menace to the health, safety, or general welfare of the residents of Sumter County shall constitute prima facie evidence of maintaining a nuisance.

CE2020-0204

2009 I.P.M.C.

108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, so determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

CE2020-0204

2009 I.P.M.C.

604.3 Electrical system hazards.

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

2. Property Owner(s):

STEPHENSON, R C & JURETTA

3. Location of Violation: 7587 CR 659, Bushnell, FL 33513
4. Legal Description of Property where violation exists:
Parcel #: M19B019 Section/Township/Range: 192121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 19 HOLIDAY ACRES UNRECORDED SUBD
5. Date Violation first Observed: 7/2/2020
6. Date Property owner issued notice of violation: 7/24/2020
7. Date of Notice of Violation Inspection: 8/11/2020

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

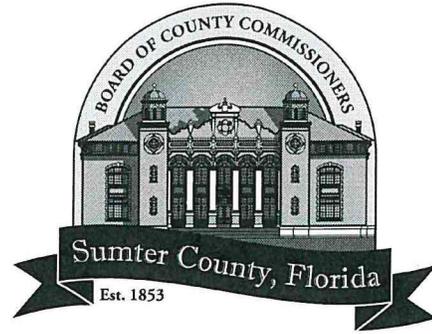
DATED this Tuesday, the 25th day of August, 2020.



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 #: CE2020-0204

vs.

STEPHENSON, R C & JURETTA (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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7587 CR 659, Bushnell, FL 33513

Section/Township/Range: 192121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 19 HOLIDAY ACRES UNRECORDED SUBD

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, September 11, 2020.

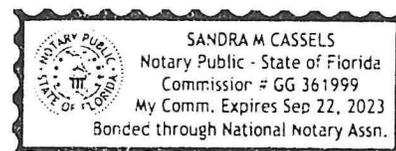


KEVIN VANN

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



NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0209 OR 1184 PG 734 Zoning: GIS zoning layer not working

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: STEWART, LAURA JANE
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? Lady Lake Parcel #: D01C299

What is the Property Address? 7591 CR 109G, Lady Lake, FL 32159

When did this case begin? 7/8/20

Have you had any occasion to visit the property? Yes No
Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0209

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.

CE2020-0209

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 9/10/2020

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: September 14, 2020

Case: CE2020-0209

Name: STEWART, LAURA JANE

<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 09/10/2020 KV	50.00
NOV Inspection 08/17/2020 KV	50.00
CNV Inspection 07/28/2020 KV	50.00
Initial Inspection 07/08/2020 KV	50.00
Total Costs	312.70

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Sumter County Property Appraiser

updated: 9/11/2020

PARCEL ID: M19B019

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	STEPHENSON R C & JURETTA		
Site Address	7587 CR 659, BUSHNELL, FL 33513		
Mail Address	7587 CR 659, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	19/21/21	Neighborhood	4507
Year Built	1988	Tax District	County (1001)
Heated Area	1404 (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 19 HOLIDAY ACRES UNRECORDED SUBD			

GIS Aerial



Property & Assessment Values

Land Value	\$14,170.00
Market Value	\$119,290.00
Assessed Value	\$48,160.00
Total Taxable Value	\$22,160.00
Exemptions	01 - Homestead \$25,000
	02 - Additional Homestead \$0
	32 - Widowers \$500
	34 - Total Disabled \$500

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
07/1974	154/610	WD	I (U)	\$2,900.00	STEPHENSON R C & JURETTA
07/1971	137/795	AA	I (U)	\$1,450.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 300 (R3)	Wall Type 3	1988	BAS=1404 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4525R)	1.00 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Screened Porch 2 (SP2)	1.00 (12.00 x 18.00)	1991

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

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

Notice:

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

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/29/2020

File #: CE2020-0209

LAURA JANE STEWART
7591 CR 109
LADY LAKE, FL 32159

Dear LAURA JANE STEWART:

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

Address: 7591 CR 109G, Lady Lake, FL 32159
Parcel #: D01C299 Section/Township/Range: 11823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G

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

CE2020-0209

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.

CE2020-0209

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 August 14, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

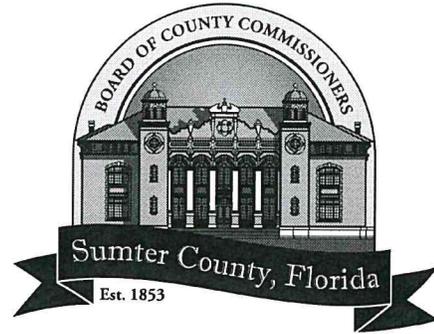
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 5649

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

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

7/10/2020

File #: CE2020-0209

LAURA JANE STEWART
7591 CR 109
LADY LAKE, FL 32159

Dear LAURA JANE STEWART:

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

Address: 7591 CR 109G, Lady Lake, FL 32159
Parcel #: D01C299 Section/Township/Range: 11823
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G

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

CE2020-0209

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.

CE2020-0209

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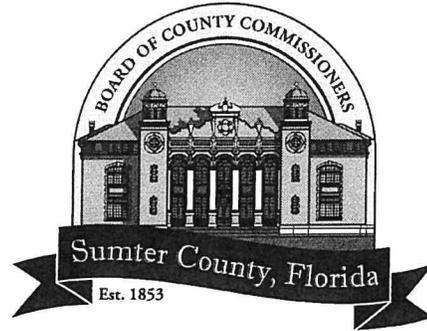
You are being notified a violation exists on your property and your next inspection will be July 28, 2020.

Thank you for your attention in this matter.

Sincerely,

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 #: CE2020-0209

STEWART, LAURA JANE
7591 CR 109
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 9/24/2020, 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 8/25/2020.



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

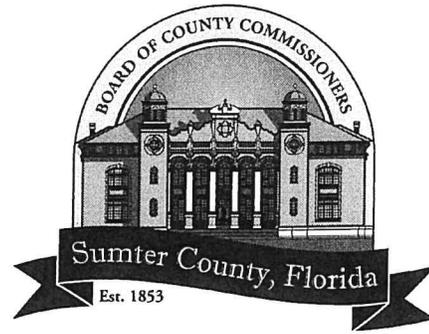
91 7199 9991 7039 6360 6196

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 #: CE2020-0209

vs.

STEWART, LAURA JANE (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):

CE2020-0209

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.

CE2020-0209

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):

STEWART, LAURA JANE

3. Location of Violation: 7591 CR 109G, Lady Lake, FL 32159

LOT 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G

4. Legal Description of Property where violation exists:

Parcel #: D01C299 Section/Township/Range: 11823

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G

5. Date Violation first Observed: 7/8/2020
6. Date Property owner issued notice of violation: 7/29/2020
7. Date of Notice of Violation Inspection: 8/17/2020

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

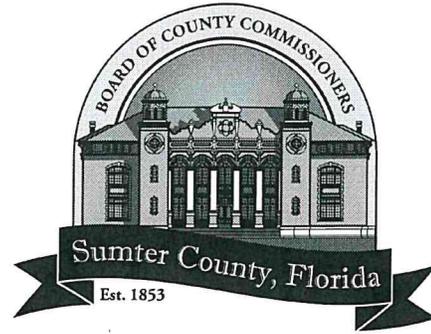
DATED this Tuesday, the 25th day of August, 2020.



Sandy Cassels

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

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2020-0209

vs.

STEWART, LAURA JANE (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 7591 CR 109G, Lady Lake, FL 32159

Section/Township/Range: 11823

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 299 OAKLAND HILLS SUBD PLAT BOOK 4 PAGES 75-75G

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.

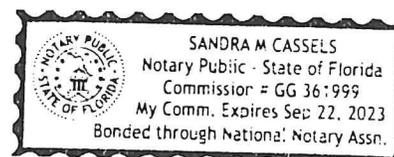
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0210 OR 1593 PG 623 Zoning: R4C

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: MANSON, BETTY L & WATKINS AUDRE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? _____ Parcel #: F32F106

What is the Property Address? 1246 CR 441, Lake Panasoffkee, FL 33538

When did this case begin? 7/6/20

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?

CE2020-0210

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

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

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0210

Name: MANSON, BETTY L & WATKINS AUDRE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/12/2020 KV	50.00
CNV Inspection 07/24/2020 KV	50.00
Initial Inspection 07/06/2020 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: 9/11/2020

PARCEL ID: F32F106

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

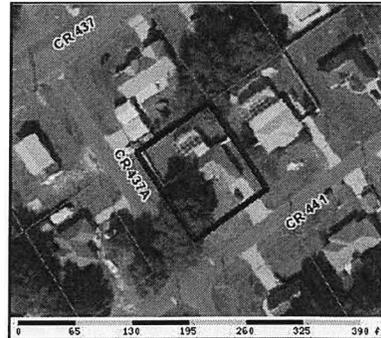
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	MANSON BETTY L & WATKINS AUDRE		
Site Address	1246 CR 441, LAKE PANASOFFKEE, FL 33538		
Mail Address	1246 CR 441, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built	2002	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 13 TO 14 INCL BLK 6 TRACY'S POINT 3RD ADD PLAT BOOK 2 PAGE 31 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$9,560.00
Market Value	\$155,230.00
Assessed Value	\$121,970.00
Total Taxable Value	\$94,130.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$2,340 33 - Widows \$500

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Grantor
08/2014	2847/595	WD	I (Q)	\$112,500.00	MANSON BETTY L & WATKINS AUDREY L TTEES 1/2 INT ETAL
05/2006	1593/623	QC	I (U)	\$100.00	MOCK DOROTHY FERN TRUSTEE
01/2006	1514/462	WD	I (Q)	\$185,000.00	MOCK DOROTHY F
01/2003	1039/788	WD	I (Q)	\$85,000.00	MCLEAN RALPH
06/1999	750/432	WD	V (U)	\$8,000.00	MANN SCOTT
06/1999	750/431	WD	V (U)	\$8,000.00	MANN SCOTT
02/1996	582/734	DC	V (U)	\$0.00	MANN SCOTT
03/1973	138/377	WD	V (Q)	\$8,500.00	MANN SCOTT
01/1967	81/596	WD	V (Q)	\$4,400.00	MANN SCOTT

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Wall Type 3	2002	BAS=1248 SF GAR=304 SF OP=30 SF SP=150 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	100.00 Front Feet	100.00	122.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Swim Pool Concrete (POL3)	1.00 (22.00 x 11.00)	2007
2	Utility 2 (UT2)	1.00 (14.00 x 12.00)	2007
3	VII-Screened Cage (SEN4)	1.00 (30.00 x 32.00)	2016

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

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

7/8/2020

File #: CE2020-0210

BETTY L & WATKINS AUDRE MANSON
1246 CR 441
LAKE PANASOFFKEE, FL 33538

Dear BETTY L & WATKINS AUDRE MANSON:

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

Address: 1246 CR 441, Lake Panasoffkee, FL 33538
Parcel #: F32F106 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 13 TO 14 INCL BLK 6 TRACY'S POINT 3RD ADD PLAT BOOK 2 PAGE 31 1/2

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

CE2020-0210

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

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

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

Thank you for your attention in this matter.

Sincerely,

Guyline Chasse
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/28/2020

File #: CE2020-0210

BETTY L & WATKINS AUDRE MANSON
1246 CR 441
LAKE PANASOFFKEE, FL 33538

Dear BETTY L & WATKINS AUDRE MANSON:

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

Address: 1246 CR 441, Lake Panasoffkee, FL 33538
Parcel #: F32F106 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 13 TO 14 INCL BLK 6 TRACY'S POINT 3RD ADD PLAT BOOK 2 PAGE 31 1/2

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

CE2020-0210

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

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

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

Sincerely,

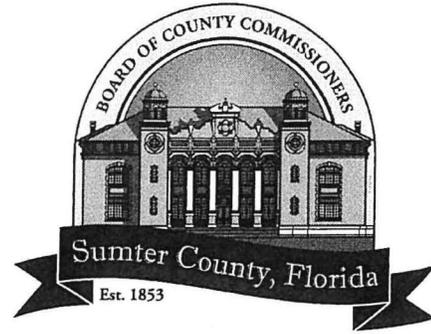
Sandy Cassels

Development Technician

71 7199 9991 7039 6360 5090

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 #: CE2020-0210

MANSON, BETTY L & WATKINS AUDRE
1246 CR 441
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 9/24/2020, 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 8/25/2020.



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.

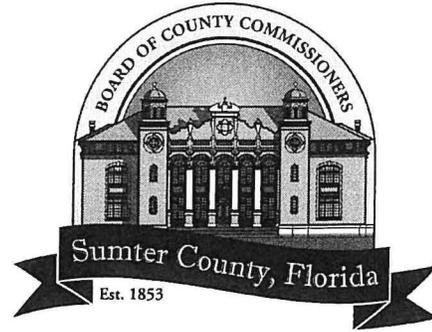
SEE ATTACHED SHEETS FOR IMPORTANT INFORMATION

91 7199 9991 7039 6360 6202

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 #: CE2020-0210

vs.

MANSON, BETTY L & WATKINS AUDRE (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):
CE2020-0210
2009 I.P.M.C. S 302.4 WEEDS
All premises and exterior property shall be maintained free from weeds or plant growth in excess of 24". All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property

2. Property Owner(s):
MANSON, BETTY L & WATKINS AUDRE

3. Location of Violation: 1246 CR 441, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:
Parcel #: F32F106 Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 13 TO 14 INCL BLK 6 TRACY'S POINT 3RD ADD PLAT BOOK 2 PAGE 31 1/2

5. Date Violation first Observed: 7/6/2020

6. Date Property owner issued notice of violation: 7/28/2020

7. Date of Notice of Violation Inspection: 8/12/2020

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

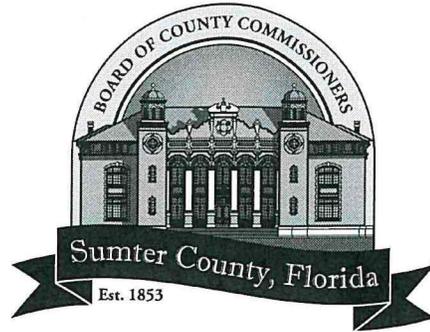
DATED this Tuesday, the 25th day of August, 2020.



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 #: CE2020-0210

vs.

MANSON, BETTY L & WATKINS AUDRE (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 1246 CR 441, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 13 TO 14 INCL BLK 6 TRACY'S POINT 3RD ADD PLAT BOOK 2 PAGE 31 1/2

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

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

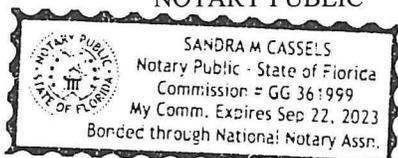
FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 2020.



Kevin Vann

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 10th day of September, 2020.



NOTARY PUBLIC


Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0213 OR 1176 PG 688 Zoning: R1

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: SUTHERLAND, DAVID L
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? LAKE PANASOFFKEE Parcel #: F32F003

What is the Property Address? CR 443, Lake Panasoffkee, FL 33538

When did this case begin? 7/9/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0213

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

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

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0213

Name: SUTHERLAND, DAVID L

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/21/2020 KV	50.00
CNV Inspection 07/29/2020 KV	50.00
Initial Inspection 07/09/2020 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: 9/11/2020

PARCEL ID: F32F003

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

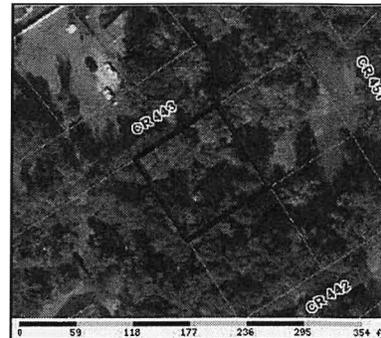
Parcel List Generator | Retrieve Tax Record
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	SUTHERLAND DAVID L		
Site Address	, FL		
Mail Address	212 LINCOLN AVE APT #1, CAPE CANAVERAL, FL 32920		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 3 & 4 BLK 1 TRACYS POINT THIRD ADD PB 2 PG 31 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$8,860.00
Market Value	\$8,860.00
Assessed Value	\$8,860.00
Total Taxable Value	\$8,860.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
01/2004	1176/688	WD	V (U)	\$100.00	SUTHERLAND DAVID L
07/1973	142/739	WD	V (Q)	\$1,800.00	SUTHERLAND SARAH

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	Lk Pana (5003V)	100.00 Front Feet	100.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

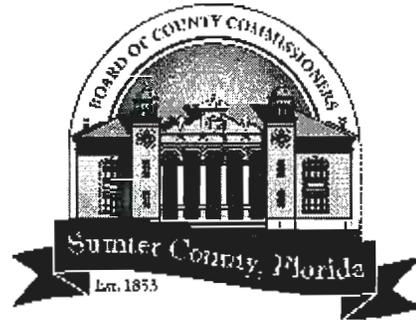
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Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COURTESY NOTICE OF VIOLATION

7/13/2020

File #: CE2020-0213

DAVID L SUTHERLAND
212 LINCOLN AVE APT #1
CAPE CANAVERAL, FL 32920

Dear DAVID L SUTHERLAND:

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

Parcel #:	F32F003	Section/Township/Range:	321922
Subdivision:		Tract:	
Block:		Lot(s):	
Legal Description (partial):			
LOTS 3 & 4 BLK 1 TRACYS POINT THIRD ADD PB 2 PG 31 1/2			

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

CE2020-0213

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

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

You are being notified a violation exists on your property and your next inspection will be July 29, 2020.

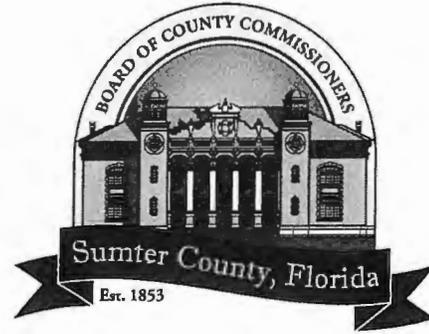
Thank you for your attention in this matter.

Sincerely,

Guylaine Chasse
Development Technician

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

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



NOTICE OF HEARING

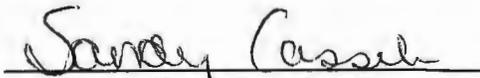
File #: CE2020-0213

SUTHERLAND, DAVID L
212 LINCOLN AVE APT #1
CAPE CANAVERAL, FL 32920

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 9/24/2020, 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 8/25/2020.


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

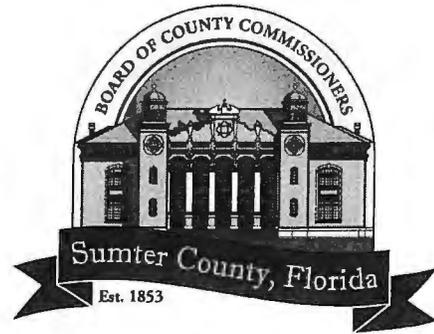
91 7199 9991 7039 6360 6219

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 #: CE2020-0213

vs.

SUTHERLAND, DAVID L (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2020-0213

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

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

2. Property Owner(s):

SUTHERLAND, DAVID L

3. Location of Violation:

4. Legal Description of Property where violation exists:

Parcel #: F32F003 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 3 & 4 BLK 1 TRACYS POINT THIRD ADD PB 2 PG 31 1/2

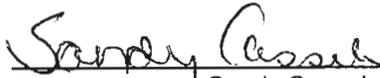
5. Date Violation first Observed: 7/9/2020

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

7. Date of Notice of Violation Inspection: 8/21/2020

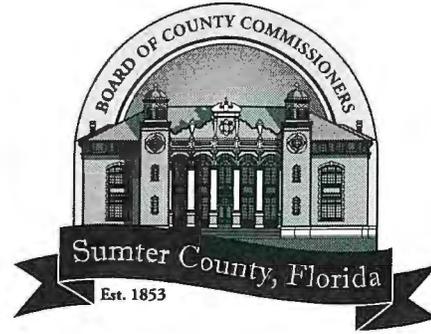
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Tuesday, the 25th day of August, 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 #: CE2020-0213

vs.

SUTHERLAND, DAVID L (Respondent)

cc:

AFFIDAVIT PROOF OF NOTICE

STATE OF FLORIDA
COUNTY OF SUMTER

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

That on Thursday, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as:

Section/Township/Range: 321922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOTS 3 & 4 BLK 1 TRACYS POINT THIRD ADD PB 2 PG 31 1/2

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

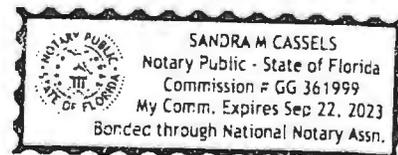
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE2020-0217

Name: SOKOL, OLGA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/20/2020 KV	50.00
CNV Inspection 07/28/2020 KV	50.00
Initial Inspection 07/08/2020 KV	50.00
POSTAGE COST	
CNV LETTER	0.50
OTHER	17.20
Total Costs	317.70

*STAFF COSTS: These actual costs represent the amount owed to Sumter County during the course of this code case. Please remit within the time frame ordered by the Special Master. Make checks payable to: Sumter County Board of County Commissioners. Failure to remit funds in the allotted time frame may result in a lien being filed on any real or personal property and/or foreclosure on any real or personal property owned by the respondent(s).

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0217 OR 198 PG 79 Zoning: R1M

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: SOKOL, OLGA

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? Lake Panasoffkee Parcel #: F32C105

What is the Property Address? CR 454, Lake Panasoffkee, FL 33538

When did this case begin? 7/8/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0217

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

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

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

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

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

Date(s) Taken 9/10/2020

When was the last time you visited the property? 09/10/2020

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: 7/9/2020

2019 Certified Values

PARCEL ID: F32C105

<< Next Lower Parcel Next Higher Parcel >>

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

Result: 1 of 1

Owner & Property Info

Owner's Name	SOKOL OLGA		
Site Address	, FL		
Mail Address	31 SOUTH KINGSLEA DRETOBICOKE, ONTARIO, M8Y 2A5, FC		
Use Desc. (code)	VACANT RESIDENTIAL (00000)		
Sec/Twp/Rng	32/19/22	Neighborhood	5023
Year Built		Tax District	County (1001)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 9 & 10 BLK 20 TRACYS PT ORIG PB 2 PG 26 1/2			

GIS Aerial



Property & Assessment Values

Land Value	\$18,770.00
Market Value	\$18,770.00
Assessed Value	\$18,770.00
Total Taxable Value	\$18,770.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
02/1978	198/79	WD	V (Q)	\$5,200.00	SOKOL OLGA
04/1975	163/54	WD	V (Q)	\$4,200.00	UNKNOWN
02/1972	126/322	WD	V (Q)	\$3,000.00	UNKNOWN

Building Characteristics

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003V)	160.00 Front Feet	160.00	100.00
2	Lk Pana (5003V)	52.00 Front Feet	52.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 7/9/2020

Result: 1 of 1

DISCLAIMER

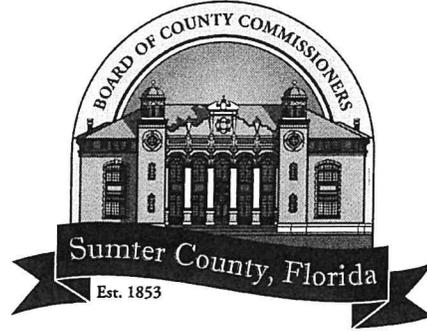
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

Notice:

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

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF HEARING

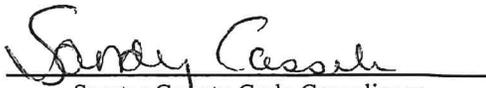
File #: CE2020-0217

SOKOL, OLGA
31 SOUTH KINGSLEA DR
31 SOUTH KINGSLEA DR ETOBICOK
M8Y 2A5, FC M8Y 2A5

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 9/24/2020, 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 8/25/2020.


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

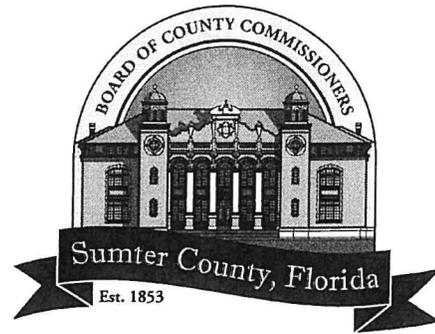
91 7199 9991 7039 6360 6226

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 #: CE2020-0217

vs.

SOKOL, OLGA (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):

CE2020-0217

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

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

2. Property Owner(s):

SOKOL, OLGA

31 SOUTH KINGSLEA DR, 31 SOUTH KINGSLEA DR ETOBICOK, M8Y 2A5, FC M8Y 2A5

3. Location of Violation:

4. Legal Description of Property where violation exists:

Parcel #: F32C105 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 9 & 10 BLK 20 TRACYS PT ORIG PB 2 PG 26 1/2

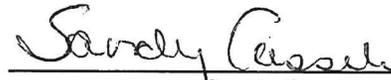
5. Date Violation first Observed: 7/8/2020

6. Date Property owner issued notice of violation: 7/29/2020

7. Date of Notice of Violation Inspection: 8/20/2020

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.

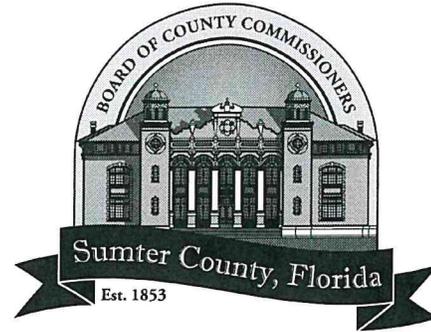
DATED this Tuesday, the 25th day of August, 2020.



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 #: CE2020-0217

vs.

SOKOL, OLGA (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as:

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOTS 9 & 10 BLK 20 TRACYS PT ORIG PB 2 PG 26 1/2

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

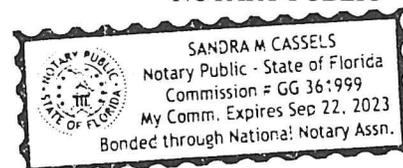
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0218 OR 484 PG 29 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: ELNAJI, MOHAMMAD S

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/10/20

What is the General Location of this property? _____ Parcel #: J09B054

What is the Property Address? 571 CR 487, Lake Panasoffkee, FL 33538

When did this case begin? 7/6/20

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?

CE2020-0218
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.

CE2020-0218
2009 I.P.M.C.
304.7 Roofs and drainage.
The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

CE2020-0218
2009 I.P.M.C.
108.1.1 Unsafe structures.
An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

8/3/20 (8/3/2020 9:37:11 AM SCO) Action Created

(8/3/2020 9:37 AM SCO)

Owner came in to see about getting a permit. Steve and I spoke to him about what was required to get a permit.

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 9/10/2020

When was the last time you visited the property? 09/10/2020

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: September 14, 2020

Case: CE2020-0218

Name: ELNAJI, MOHAMMAD S

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
RFH Inspection 09/10/2020 KV	50.00
NOV Inspection 08/11/2020 KV	50.00
CNV Inspection 07/23/2020 KV	50.00
Initial Inspection 07/06/2020 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: 9/11/2020

PARCEL ID: J09B054

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

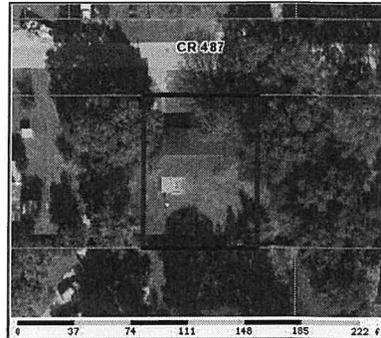
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	ELNAJI MOHAMMAD S		
Site Address	571 CR 487, LAKE PANASOFFKEE, FL 33538		
Mail Address	PO BOX 1546, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	09/20/22	Neighborhood	5063
Year Built	1964	Tax District	County (1001)
Heated Area	768 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT OF LOT 3			

GIS Aerial



Property & Assessment Values

Land Value	\$7,530.00
Market Value	\$63,880.00
Assessed Value	\$50,520.00
Total Taxable Value	\$50,520.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
05/1993	484/29	WD	I (Q)	\$30,000.00	ELNAJI MOHAMMAD S
10/1991	439/688	QC	I (U)	\$100.00	UNKNOWN
11/1984	298/96	WD	I (U)	\$26,000.00	UNKNOWN
07/1980	233/297	QC	I (U)	\$100.00	UNKNOWN
03/1978	198/340	WD	I (U)	\$17,500.00	UNKNOWN
03/1975	162/65	WD	I (U)	\$14,500.00	UNKNOWN
04/1969	57/551	WD	I (U)	\$6,990.00	UNKNOWN

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 400 (R4)	Wall Type 3	1964	BAS=768 SF CP=288 SF OP=120 SF SP=120 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003R)	85.00 Front Feet	85.00	100.00

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

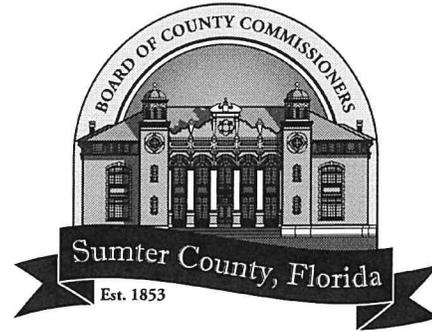
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

7/8/2020

File #: CE2020-0218

MOHAMMAD S ELNAJI
PO BOX 1546
LAKE PANASOFFKEE, FL 33538

Dear MOHAMMAD S ELNAJI:

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

Address: 571 CR 487, Lake Panasoffkee, FL 33538

Parcel #: J09B054 Section/Township/Range: 92022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT OF LOT 3

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

CE2020-0218

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.

CE2020-0218

2009 I.P.M.C.

304.7 Roofs and drainage.

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

CE2020-0218

2009 I.P.M.C.

108.1.1 Unsafe structures.

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

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

Thank you for your attention in this matter.

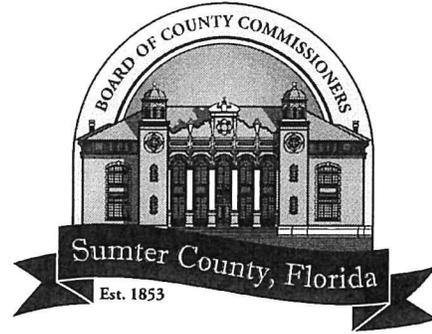
Sincerely,

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

Guylaine Chasse
Development Technician

Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

7/24/2020

File #: CE2020-0218

MOHAMMAD S ELNAJI
PO BOX 1546
LAKE PANASOFFKEE, FL 33538

Dear MOHAMMAD S ELNAJI:

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

Address: 571 CR 487, Lake Panasoffkee, FL 33538

Parcel #: J09B054 Section/Township/Range: 92022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT OF LOT 3

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

CE2020-0218

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.

CE2020-0218

2009 I.P.M.C.

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CE2020-0218

2009 I.P.M.C.

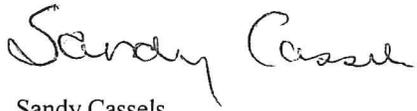
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91 7199 9991 7039 6360 5038

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

Sincerely,

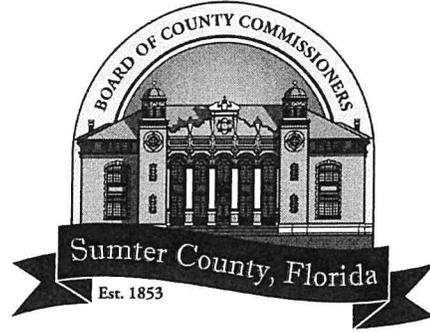
A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

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 HEARING

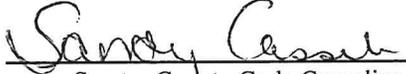
File #: CE2020-0218

ELNAJI, MOHAMMAD S
PO BOX 1546
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 9/24/2020, 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 8/25/2020.


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

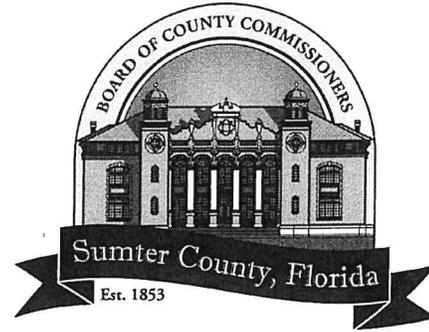
91 7199 9991 7039 6360 6233

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 #: CE2020-0218

vs.

ELNAJI, MOHAMMAD S (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):

CE2020-0218

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.

CE2020-0218

2009 I.P.M.C.

304.7 Roofs and drainage.

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CE2020-0218

2009 I.P.M.C.

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2. Property Owner(s):

ELNAJI, MOHAMMAD S

3. Location of Violation: 571 CR 487, Lake Panasoffkee, FL 33538

LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL
DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT
OF LOT 3

4. Legal Description of Property where violation exists:

Parcel #: J09B054 Section/Township/Range: 92022

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL
DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT
OF LOT 3

5. Date Violation first Observed: 7/6/2020

6. Date Property owner issued notice of violation: 7/24/2020

7. Date of Notice of Violation Inspection: 8/11/2020

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

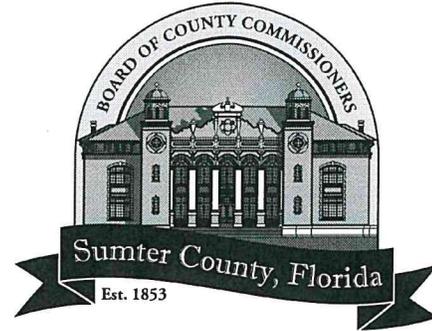
DATED this Tuesday, the 25th day of August, 2020.



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 #: CE2020-0218

vs.

ELNAJI, MOHAMMAD S (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, September 10, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 571 CR 487, Lake Panasoffkee, FL 33538

Section/Township/Range: 92022

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 4 & W1/2 OF LOT 5 BLK B MAGNOLIA MANOR PB 3 PG 46 AND AN UNDIV 1.5/152 INT IN AND TO FOLL DESC LAND W 50 FT LOT 17BLK C ALSO E 150 FT OF S 312 FT OF SE1/4OF NW1/4 OR 198 PG 340 & E 10 FT OF LOT 3

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.

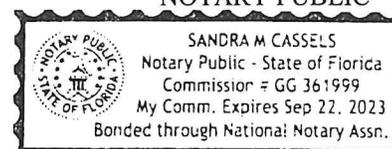
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, September 10, 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 10th day of September, 2020.

NOTARY PUBLIC



Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2020-0225 OR 1089 PG 97 Zoning: R1MR

Are you a qualified Inspector for Sumter County? Yes No

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

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

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

Are you familiar with property owned by: Property Owner Name: WEBSTER, RV RESORT LLC

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 9/11/20

What is the General Location of this property? WEBSTER Parcel #: S01-042

What is the Property Address? 2085 CR 740, Webster, FL 33597

When did this case begin? 7/13/20

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

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0225

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.

(7/14/2020 7:54 AM SCO)

Porch & roof require 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 9/11/2020

When was the last time you visited the property? 09/11/2020

Is property in compliance now? Yes No

What is staff's recommendation?

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

STATEMENT OF CODE CASE COSTS

Date: September 14, 2020

Case: CE2020-0225

Name: WEBSTER, RV RESORT LLC

Item	Amount
STAFF COSTS*	
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 09/11/2020 KV	50.00
NOV Inspection 08/20/2020 KV	50.00
CNV Inspection 07/30/2020 KV	50.00
Initial Inspection 07/13/2020 KV	50.00
Total Costs	212.70

*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: 9/11/2020

PARCEL ID: S01-042

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	WEBSTER RV RESORT LLC		
Site Address	2085 CR 740, WEBSTER, FL 33597		
Mail Address	302 KNIGHTS RUN AVESTE 1108, TAMPA, FL 33602		
Use Desc. (code)	R/V MH PARK (02800)		
Sec/Twp/Rng	01/22/22	Neighborhood	1005
Year Built	1986	Tax District	County (1001)
Heated Area	7286 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE W 850 FT OF NW 1/4 OF NW 1/4 LESS ROAD RW & E 71.77 FT OF W 921.77 FT OF N 429.83 FT OF OF N 1/2 OF NW 1/4 LESS E 200 FT OF W 471.77 FT OF N 150 FT OF N 1/2 OF NW 1/4			

GIS Aerial



Property & Assessment Values

Land Value	\$416,820.00
Market Value	\$1,645,580.00
Assessed Value	\$1,645,580.00
Total Taxable Value	\$1,645,580.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
03/2017	3231/55	WD	I (Q)	\$5,193,000.00	WEBSTER RV RESORT LLC
06/2003	1089/097	WD	I (U)	\$100.00	G.I.G. L.L.C.
06/1999	758/035	QC	I (U)	\$100.00	MHP GROUP NINE L.C.
06/1999	758/033	WD	I (U)	\$2,150,000.00	GANAUER F K & JOHANNA
06/1999	758/032	QC	I (U)	\$100.00	GANAUER F K & JOHANNA
05/1997	638/465	WD	I (U)	\$100.00	GANAUER F K & JOHANNA
11/1981	252/525	WD	I (U)	\$106,800.00	GANAUER F K & JOHANNA
01/1975	160/290	WD	I (U)	\$67,500.00	GANAUER F K & JOHANNA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Commercial	Com Class 350 (C35)	Wall Type 3	1986	BAS=2048 SF OP=1176 SF
Show Sketch	Commercial	Com Class 300 (C3)	Wall Type 3	1977	BAS=1216 SF OP=128 SF
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1990	OP=72 SF UGR=568 SF
Show Sketch	Commercial	Com Class 400 (C4)	Wall Type 3	1993	BAS=4022 SF OP=198 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	COMM R V (0039C)	23.55 Acre		
2	Webster Lot (8029C)	0.77 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	R V Sites W/E/S (RV)	1.00 ()	1900
2	MH Sites Full-Hookup (MH3)	1.00 ()	1900
3	Gazebo Grade 2 (GAZ2)	1.00 ()	1992
4	Utility 3 (UT3)	1.00 (12.00 x 24.00)	1994
5	MISC Flat Value (MISC)	1.00 ()	1977
6	Swim Pool Concrete (POL3)	1.00 (20.00 x 42.00)	1995
7	Asphalt Grade 1 (PAV1)	1.00 ()	1900
8	MISC Flat Value (MISC)	1.00 ()	2007
9	MISC Flat Value (MISC)	1.00 ()	2007
10	MISC Flat Value (MISC)	1.00 ()	2007

Sumter County Property Appraiser - Roll Year: 2019

updated: 9/11/2020

Result: 1 of 1

DISCLAIMER

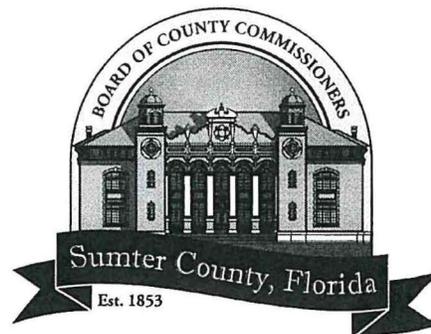
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

7/14/2020

File #: CE2020-0225

RV RESORT LLC WEBSTER
302 KNIGHTS RUN AVE
TAMPA, FL 33602

Dear RV RESORT LLC WEBSTER:

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

Address: 2106 Mimosa, Webster, FL 33597

Parcel #: S01-042 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE W 850 FT OF NW 1/4 OF NW 1/4 LESS ROAD R/W & E 71.77 FT OF W 921.77 FT OF N 429.83 FT OF
OF N 1/2 OF NW 1/4 LESS E 200 FT OF W 471.77 FT OF N 150 FT OF N 1/2 OF NW 1/4

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

CE2020-0225

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.

(7/14/2020 7:54 AM SCO)

Porch & roof require permit

You are being notified a violation exists on your property and your next inspection will be July 30, 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

7/31/2020

File #: CE2020-0225

RV RESORT LLC WEBSTER
302 KNIGHTS RUN AVE
TAMPA, FL 33602

Dear RV RESORT LLC WEBSTER:

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

Address: 2106 Mimosa, Webster, FL 33597

Parcel #: S01-042 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE W 850 FT OF NW 1/4 OF NW 1/4 LESS ROAD R/W & E 71.77 FT OF W 921.77 FT OF N 429.83 FT OF OF N 1/2 OF NW 1/4 LESS E 200 FT OF W 471.77 FT OF N 150 FT OF N 1/2 OF NW 1/4

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

CE2020-0225

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.

(7/14/2020 7:54 AM SCO)

Porch & roof require permit

Failure to correct the above violations before August 18, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

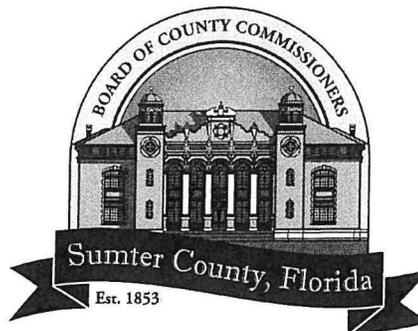
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 5625

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

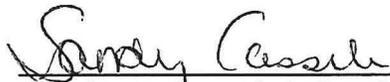
File #: CE2020-0225

WEBSTER, RV RESORT LLC
302 KNIGHTS RUN AVE
TAMPA, FL 33602

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 9/24/2020, 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 8/25/2020.


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

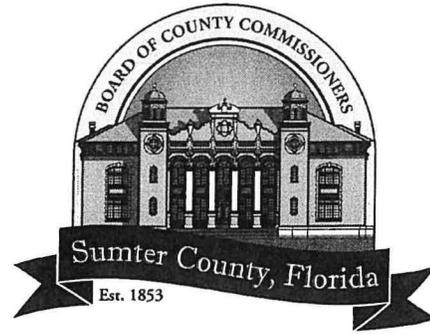
91 7199 9991 7039 6360 6240

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 #: CE2020-0225

vs.

WEBSTER, RV RESORT LLC (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):

CE2020-0225

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.

(7/14/2020 7:54 AM SCO)

Porch & roof require permit

2. Property Owner(s):

WEBSTER, RV RESORT LLC

3. Location of Violation: 2106 Mimosas, Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: S01-042 Section/Township/Range: 12222

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

THE W 850 FT OF NW 1/4 OF NW 1/4 LESS ROAD R/W & E 71.77 FT OF W 921.77 FT OF N 429.83 FT OF OF N 1/2 OF NW 1/4 LESS E 200 FT OF W 471.77 FT OF N 150 FT OF N 1/2 OF NW 1/4

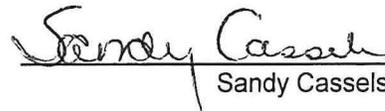
5. Date Violation first Observed: 7/13/2020

6. Date Property owner issued notice of violation: 7/31/2020

7. Date of Notice of Violation Inspection: 8/20/2020

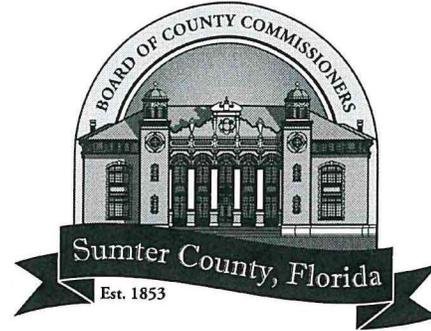
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Tuesday, the 25th day of August, 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 #: CE2020-0225

vs.

WEBSTER, RV RESORT 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, September 11, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 2106 Mimosa, Webster, FL 33597

Section/Township/Range: 12222

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

THE W 850 FT OF NW 1/4 OF NW 1/4 LESS ROAD R/W & E 71.77 FT OF W 921.77 FT OF N 429.83 FT OF OF N 1/2 OF NW 1/4 LESS E 200 FT OF W 471.77 FT OF N 150 FT OF N 1/2 OF NW 1/4

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

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

FURTHER AFFIANT SAYETH NOT
DATED this Friday, September 11, 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 11th day of September, 2020.

NOTARY PUBLIC

