



BOARD OF SUMTER COUNTY COMMISSIONERS

Special Master Hearing

October 27, 2022

9:00 AM

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

Any person requiring reasonable accommodation at this meeting because of disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

MEETING IS CALLED TO ORDER BY SPECIAL MASTER

FLAG SALUTE

1. MINUTES

a. Minutes from Special Master Hearing 08/25/2022

Documents:

[Special Master Minutes 08-25-2022.pdf](#)

2. Secretary Swears in Sumter County Inspectors

3. REPORTS & INPUT

a. Affidavit of Compliance

1. CE2021-0425/CE-22-08217

Name: PROPERTY OWNERS OF ANGLERS
HAVEN

Compliance Date: September 19, 2022

Status: Compliant with No Outstanding Costs

Recommendation: Approval

Documents:

[Affidavit of Compliance - unsigned.pdf](#)
[Finding of Facts \(Order\) - CE2021-0425.pdf](#)

2. CE2022-0080/CE-22-06691

Name: Joseph Harris

Compliance Date: September 9, 2022

Status: Compliant with No Outstanding Costs

Recommendation: Approval

Documents:

[Affidavit of Compliance.pdf](#)
[Finding of Facts \(Order\).pdf](#)

3. CE2022-0110/CE-22-06549

Name: Larry Musser

Compliance Date: August 30, 2022

Status: Compliant with No Outstanding Costs

Recommendation: Approval

Documents:

[Affidavit of Compliance.pdf](#)
[Finding of Facts \(Order\).pdf](#)

4. CE2022-0174/CE-22-02455

Name: Hope Demons
Compliance Date: October 24, 2022
Status: Compliant with No Outstanding Costs
Recommendation: Approval

Documents:

[Affidavit of Compliance.pdf](#)
[Finding of Facts \(Order\).pdf](#)

5. CE2022-0177/CE-22-02456

Name: Hope Demons
Compliance Date: October 24, 2022
Status: Compliant with No Outstanding Costs
Recommendation: Approval

Documents:

[Affidavit of Compliance.pdf](#)
[Finding of Facts \(Order\).pdf](#)

b. Post-Hearing Affidavit of Non-Compliance Proceeding to Filing Lien (For Information Only)

CE2022-0077/CE-22-06688	Lois & James Noe
CE2022-0105/CE-22-06551 Beckett	Ollie & Linda Beckett & Dawn Beckett
CE2022-0114/CE-22-06259	Audrey Lewis
CE2022-0150/CE-22-06458 Gianunzio	Norma Jean Williams & Dawn Gianunzio
CE2022-0152/CE-22-06152	Falcon Investment Corp of Tampa
CE2022-0179/CE-22-03180	Kenneth & Marion Strong

c. **Pre-Hearing Compliance (For Information Only)**

CE2022-0198/CE-22-05656	Charles Abisalih
CE2022-0214/CE-22-05392	Rosa Brito
CE2022-0216/CE-22-06112	Madelyn Runck, Derek Runck, & Desirea Anderson
CE2022-0221/CE-22-06119	Joseph Marzo
CE2022-0228/CE-22-06162	Timothy Noell
CE2022-0230/CE-22-06163	Adelbert Crosby
CE2022-0233/CE-22-06180	Michael & Debbie Yarborough
CE2022-0239/CE-22-06214	Kayley Bueno & Jaime Bueno
CE2022-0245/CE-22-06233	Rodney Crowley
CE2022-0249/CE-22-06295	Jimmy & Sharon Cash
CE-W2022-0005/CE-22-06479	Stephanie Kirnes
CE-W2022-0006/CE-22-06477	Kenneth & Marion Strong

4. **CODE ENFORCEMENT HEARINGS**

a. **CE2022-0170/CE-22-06124**

Name: Dagoberto Morales & Yony Velasquez

Address: 8929 CR 624A, Bushnell, FL. 33513

Violations: 13-431A -1.124 Fowl Low Int
FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case costs, etc. 2.pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc. \(2\).pdf](#)

b. **CE2022-0226/CE-22-06106**

Name: Rattray Farm LLC

Address: 9000 CR 702, Center Hill, FL. 33514

Violations: LDC Sec. 13-655. - Race tracks for motor vehicles
accessory to residential uses

LDC Sec. 13-333 (E)(1)(b). - Post-approval actions

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case costs, etc. 2.pdf](#)
[Notice of Violation, Notice of Hearing, etc. 2.pdf](#)

c. **CE2022-0201/CE-22-05005**

Name: DGI Properties LLC

Address: 751 NW 111th LN, Oxford, FL 34484

Violations: LDC Sec. 13-332(b).3 Conditions

LDC SEC 13-333 – Post-Approval Actions

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

d. **CE2022-0165/CE-22-06130**

Name: Priscilla Hernandez

Address: 4788 SW 74th RD, BUSHNELL, FL. 33513

Violations: 13-51.(A)(3)(A) PERMITTING OCCUPANCY
2009 I.P.M.C. 108.1.3 Structure Unfit for Human
Occupancy
FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case costs, etc \(2\).pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc \(2\).pdf](#)

e. **CE2022-0225/CE-22-06159**

Name: Ralph Grundberg

Address: 1364 CR 605, BUSHNELL, FL. 33513

Violations: 6-104.(2) NUISANCES-TRASH & DEBRIS
6-104.(4) NUISANCES-INOPERABLE
6-104.(5) NUISANCES-GRASS
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of
Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case Costs, etc 2.pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc. \(2\).pdf](#)

f. **CE2022-0231/CE-22-06165**

Name: Philip Colwell

Address: 1677 CR 434A, Lake Panasoffkee, FL. 33538

Violations: 2009 I.P.M.C 108.1.1 Unsafe Structures

2009 I.P.M.C 108.1.5 Dangerous Structure or
Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

g. **CE2022-0232/CE-22-06178**

Name: Jose Bernabe

Address: 2200 CR 437B, LAKE PANASOFFKEE, FL. 33538

Violations: 13-431A -1.124 FOWL LOW INT

E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of
Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

h. **CE2022-0234/CE-22-06185**

Name: Ralph Emery

Address: 9406 CR 641, BUSHNELL, FL. 33513

Violations: 13-431A -1.121 FARM ANIMALS LOW

13-611(E) Residential Accessory Uses

E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of
Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

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

i. **CE2022-0235/CE-22-06188**

Name: The Refuge at Jumper Creek, Inc

Address: 4912 SE 7th Dr, Bushnell, FL. 33513

Violations: FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

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

j. **CE2022-0237/CE-22-06207**

Name: Madelyn & Craig Runck

Address: 2018 CR 426, Lake Panasoffkee, FL. 33538

Violations: 6-104.(4) Nuisances - Inoperable

E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of
Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

k. **CE2022-0238/CE-22-06210**

Name: Hugh Lee

Address: 754 CR 485, LAKE PANASOFFKEE, FL. 33538

Violations: 2009 I.P.M.C. 304.7 Roofs and Drainage

2009 I.P.M.C. 305.3 Interior Surfaces

2009 I.P.M.C. 305.4 Stairs and Walking Surfaces

2009 I.P.M.C 604.3 Electrical system hazards

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

I. **CE2022-0242/CE-22-06216**

Name: David C McNabb

Address: 7203 CR 651, BUSHNELL, FL 33513

Violations: 2009 I.P.M.C. 301.3 Vacant structures and land
6-104.(5) NUISANCES-GRASS

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

m. **CE2022-0243/CE-22-06218**

Name: David McNabb

Address: 7196 CR 651, Bushnell, FL. 33513

Violations: 6-104.(5) Nuisances - Grass
2009 I.P.M.C. 301.3 Vacant Structures and Land

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

n. **CE2022-0247/CE-22-06292**

Name: Vicky Stechmann

Address: 7889 NE 42ND TER, WILDWOOD, FL. 34785

Violations: 13-431A -1.121 FARM ANIMALS LOW
13-431A -1.124 FOWL LOW INT

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

o. **CE2022-0252/CE-22-06312**

Name: Larry & Roberta Wingard

Address: 6495 CR 154B, WILDWOOD, FL 34785

Violations: 6-104.(5) NUISANCES-GRASS

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

p. **CE2022-0256/CE-22-06331**

Name: David & Angela Lipps

Address: 4555 NE 33RD LN, WILDWOOD, FL 34785

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

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

Attorney Questionnaire, Case costs, etc.pdf
Courtesy Notice of Violation, Notice of Violation, etc.pdf

q. **CE2022-0259/CE-22-06346**

Name: Charlie & Debora Bronson

Address: 3567 CR 626N, BUSHNELL, FL. 33513

Violations: 6-104.(4) NUISANCES-INOPERABLE

13-611(E) RESIDENTIAL ACCESSORY USES

FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

r. **CE2022-0263/CE-22-06811**

Name: Allen West

Address: 2638 CR 412, LAKE PANASOFFKEE, FL 33538

Violations: 2009 I.P.M.C. 308 RUBBISH AND GARBAGE

2009 I.P.M.C. 304.7 Roofs and Drainage

E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of

Premises

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

s. **CE2022-0296/CE-22-10022**

Name: Lamar & Martin Calhoun

Address: 12892 CR 727, WEBSTER, FL 33597

Violations: Sec. 4-7(d) – Public Nuisance Animals

Inspector: Master Deputy B. Day, Deputy D. Fender

Recommendation: Find in Non-Compliance

Documents:

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

t. **CE-22-11363**

Name: Rea Ard

Address: 1677 N C 470, LAKE PANASOFFKEE, FL 33538

Violations: 6-104.(5) NUISANCES-GRASS

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case costs, etc.pdf](#)
[Notice of Hearing, Request for Hearing, Proof of Notice.pdf](#)

u. **CE-C2022-0002/CE-22-03708**

Name: Robert Peralta

Address: 1130 N Church St, Coleman, FL. 33521

Violations: Ordinance No. 2000-5 Section 3 Nuisances

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

[Attorney Questionnaire, Case costs, etc \(2\).pdf](#)
[Courtesy Notice of Violation, Notice of Violation, etc \(2\).pdf](#)

v. **CE-W2022-0007/CE-22-06783**

Name: MRS EST W T WHITTINGTON

Address: 88 SE 3RD ST, WEBSTER, FL 33597

Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land

Inspector: Kevin Vann

Recommendation: Find in Non-Compliance

Documents:

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

5. **ADJOURN**

Contact Us:

administrative.services@sumtercountyfl.gov