

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

11/20/2019

File #: CE2019-0402

RUSSELL DAVIDSON
4982 SW 121ST RD
WEBSTER, FL 33597

Dear RUSSELL DAVIDSON:

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

Address: 4946 SW 121ST RD, Webster, FL 33597

Parcel #: R14L008 Section/Township/Range: 142221

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO
POB KNOWN AS LOT 8 BLK L CROOMACOCHEE UNREC OR 189 PG 251

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

CE2019-0402

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.

CE2019-0402

2009 I.P.M.C.

305.2 Structural members.

All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

CE2019-0402

2009 I.P.M.C.

305.6 Interior doors.

Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

CE2019-0402

2009 I.P.M.C.

A103.5 Doors.

Doors shall be secured by the same method as for windows or door openings. One door to the structure shall be available for authorized entry and shall be secured and locked in an approved manner.

CE2019-0402

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.

CE2019-0402
VOIDED (SP 11/18/2019)
2009 I.P.M.C.
505 WATER SYSTEM

CE2019-0402
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.

CE2019-0402
2009 I.P.M.C.
602.1 Facilities required.

Heating facilities shall be provided in structures as required by this section.

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Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from November 1st to March 31st to maintain a minimum temperature of 68F (20C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

- 1 When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30F (-1C) a minimum temperature of 65 OF (18C) shall be maintained.

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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 December 09, 2019.

Thank you for your attention in this matter.

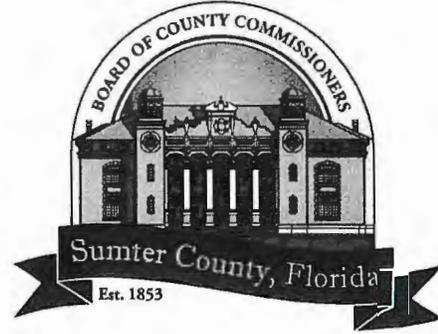
Sincerely,

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

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NOTICE OF HEARING

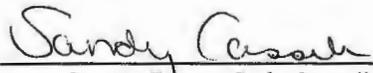
File #: CE2019-0402

DAVIDSON, RUSSELL
4982 SW 121ST RD
WEBSTER, FL 33597

YOU ARE NOTIFIED that a public hearing concerning Sumter County Code Violations as alleged in the STATEMENT OF VIOLATION AND REQUEST FOR HEARING attached to this NOTICE and incorporated herein by reference will be held before the Sumter County Special Master on 1/30/2020, at 9:00 AM located at 215 E. McCollum Ave, Historic Courtroom, Bushnell, FL 33513.

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

I CERTIFY that a copy of this Notice of Hearing has been furnished by certified mail or personal service to the above named addressee, this 12/27/2019.



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

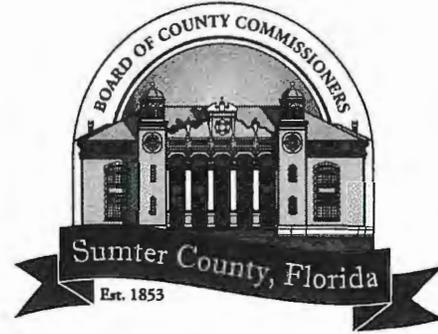
91 7199 9991 7039 6360 1542

Important Information Regarding Code Compliance Hearings

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

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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0402

vs.

DAVIDSON, RUSSELL (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

1. Violation of Code(s):

CE2019-0402

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.

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Exceptions:

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2. In areas where the average monthly temperature is above 30F (-1C) a minimum temperature of 65 OF (18C) shall be maintained.

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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):

DAVIDSON, RUSSELL

3. Location of Violation: 4946 SW 121ST RD, Webster, FL 33597

4. Legal Description of Property where violation exists:
Parcel #: R14L008 Section/Township/Range: 142221
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB
KNOWN AS LOT 8 BLK L CROOMACOOCHEE UNREC OR 189 PG 251

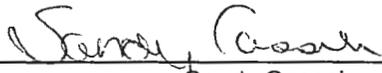
5. Date Violation first Observed: 11/19/2019

6. Date Property owner issued notice of violation: 12/10/2019

7. Date of Notice of Violation Inspection: 12/26/2019

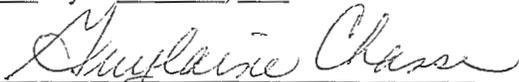
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 27th day of December, 2019.

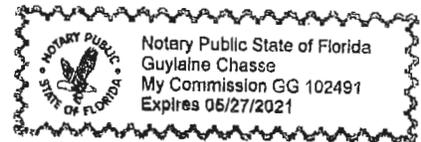


Sandy Cassels

Before me the above named Code Secretary, who personally known to me, did appear and execute the Statement of Violation and Request for Hearing this Friday, the 27th day of December, 2019.



NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

12/10/2019

File #: CE2019-0402

RUSSELL DAVIDSON
4982 SW 121ST RD
WEBSTER, FL 33597

Dear RUSSELL DAVIDSON:

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

Address: 4946 SW 121ST RD, Webster, FL 33597
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Subdivision: Tract:
Block: Lot(s):
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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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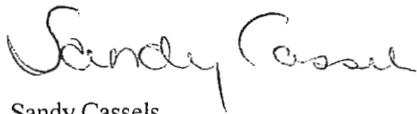
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Failure to correct the above violations before December 26, 2019, will result in this matter being referred to the Special Master for a public hearing.

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

HEARING NOTICE

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

HEARING DATE: 01/30/2020 TIME: 9:00 AM

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

HEARING AUTHORITY

- SUMTER COUNTY SPECIAL MASTER
 OTHER

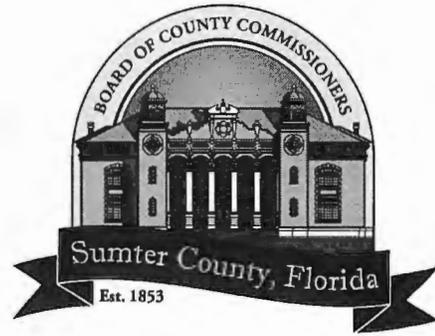
FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0402

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

Board of County Commissioners Sumter County, Florida

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COUNTY OF SUMTER (Petitioner)

File #: CE2019-0402

vs.

DAVIDSON, RUSSELL (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, January 16, 2020, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 4946 SW 121ST RD, Webster, FL 33597

Section/Township/Range: 142221

Subdivision:

Tract:

Block:

Lot(s):

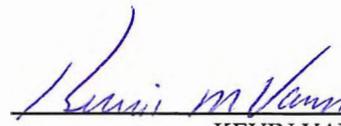
Legal Description (partial):

BEG 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB
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That, pursuant to F.S. 162.12 2 (b) 1, he has also posted the Request for Hearing at the front door of the courthouse in Sumter County.

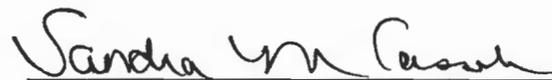
That a copy of the Request for Hearing has been sent certified, return receipt mail.

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

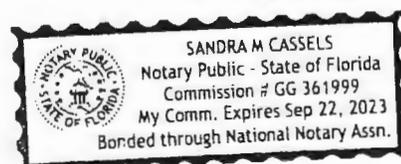


KEVIN VANN

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



NOTARY PUBLIC



Sumter County Property Appraiser

updated: 11/14/2019

PARCEL ID: R14L008

<< 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	DAVIDSON RUSSELL		
Site Address	4946 SW 121ST RD, WEBSTER, FL 33597		
Mail Address	4982 SW 121ST RD, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	14/22/21	Neighborhood	9412
Year Built	1976	Tax District	County (1001)
Heated Area	1152 (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 174 FT E OF NW COR OF S1/2 OF NW1/4 OF NW1/4 RUN E 170 FT S 150 FT W 170 FT N 150 FT TO POB KNOWN AS LOT 8 BLK L CROOMACOCHEE UNREC OR 189 PG 251			

GIS Aerial



Property & Assessment Values

Land Value	\$7,530.00
Market Value	\$47,200.00
Assessed Value	\$37,710.00
Total Taxable Value	\$37,710.00
Exemptions	None \$0.00

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale VI (Qual)	Sale Price	Grantor
08/2015	3002/264	WD	I (U)	\$15,000.00	DAVIDSON RUSSELL
06/2014	2958/26	WD	I (U)	\$0.00	SECRETARY OF HOUSING AND URBAN
10/2013	2694/419	CT	I (U)	\$100.00	WELLS FARGO BANK NA
07/2002	992/116	WD	I (Q)	\$38,000.00	ALLEN CAROL J
05/1994	515/126	WD	I (Q)	\$25,000.00	SOWELL MARION L
02/1994	507/110	WD	I (Q)	\$15,500.00	SOWELL MARION L
10/1992	467/178	QC	I (U)	\$100.00	SOWELL MARION L
07/1990	415/201	QC	I (U)	\$100.00	SOWELL MARION L
06/1990	415/199	WD	I (U)	\$100.00	SOWELL MARION L
05/1990	407/431	WD	V (Q)	\$6,000.00	SOWELL MARION L
05/1983	274/377	WD	I (Q)	\$3,000.00	SOWELL MARION L
03/1983	269/197	AA	I (Q)	\$1,000.00	SOWELL MARION L
06/1977	189/251	WD	I (Q)	\$3,000.00	SOWELL MARION L
07/1971	120/529		I (Q)	\$700.00	SOWELL MARION L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 500 (MHR5)	Wall Type 1	1976	BAS=1152 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Croomacochee (9008M)	170.00 Front Feet	170.00	150.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	2008

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

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.