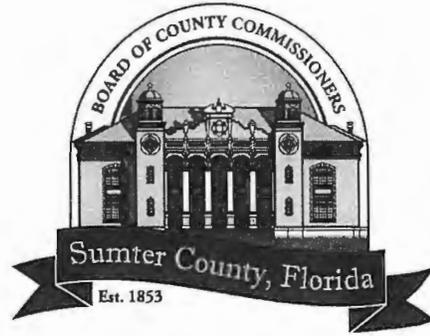


Board of County Commissioners
Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

11/19/2019

File #: CE2019-0398

SOLUTIONS OF HILLSBOR BUSINESS
PO BOX 115
DURRANT, FL 33530

Dear SOLUTIONS OF HILLSBOR BUSINESS:

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

Address: 8595 CR 624A, Bushnell, FL 33513
Parcel #: M06B027 Section/Township/Range: 62121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

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

CE2019-0398

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 December 05, 2019.

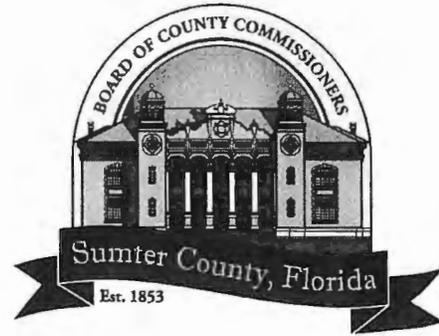
Thank you for your attention in this matter.

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 HEARING

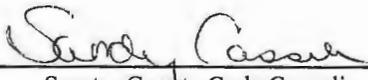
File #: CE2019-0398

BUSINESS, SOLUTIONS OF HILLSBOR
PO BOX 115
DURRANT, FL 33530

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

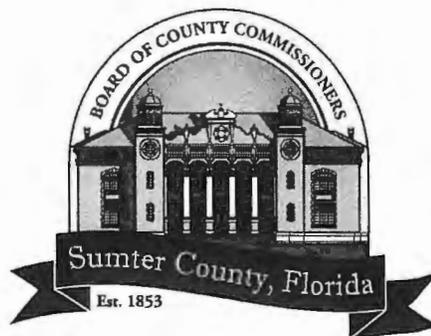
91 7199 9991 7039 6360 1566

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 #: CE20 19-0398

vs.

BUSINESS, SOLUTIONS OF HILLSBOR (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):

CE2019-0398

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):

BUSINESS, SOLUTIONS OF HILLSBOR

3. Location of Violation: 8595 CR 624A, Bushnell, FL 33513

4. Legal Description of Property where violation exists:

Parcel #: M06B027 Section/Township/Range: 62121

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

5. Date Violation first Observed: 11/18/2019

6. Date Property owner issued notice of violation: 12/9/2019

7. Date of Notice of Violation Inspection: 12/24/2019

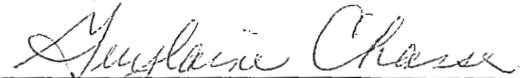
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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

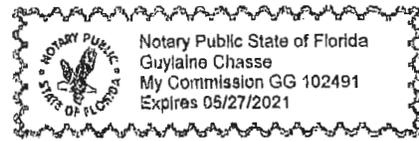


Sandy Cassels

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



Sumter County Property Appraiser

updated: 11/14/2019
PARCEL ID: M06B027
 << 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	BUSINESS SOLUTIONS OF HILLSBOR		
Site Address	8595 CR 624A, BUSHNELL, FL 33513		
Mail Address	PO BOX 115, DURRANT, FL 33530		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	06/21/21	Neighborhood	4521
Year Built	1973	Tax District	County (1001)
Heated Area	1643 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
<small>LOT 27 & N 1/2 OF LOT 26 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669</small>			

Property & Assessment Values

Land Value	\$10,630.00
Market Value	\$78,610.00
Assessed Value	\$61,110.00
Total Taxable Value	\$61,110.00
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	3237/741	QC	I (U)	\$100.00	BUSINESS SOLUTIONS OF HILLSBOROUGH LLC 401K PLAN TRUST
03/2016	3084/413	WD	I (Q)	\$25,000.00	SOUTHAMPTON PROPERTIES LLC
10/2015	3021/21	CT	I (U)	\$100.00	SC CAPITAL PARTNERS LLC
10/2011	2373/112	QC	I (U)	\$0.00	JONES DAVID MICHAEL
11/1997	661/47	QC	I (U)	\$0.00	JONES DAVID M & CHERYL R
11/1997	662/372	QC	I (U)	\$100.00	JONES DAVID M & CHERYL R
12/1983	285/30	WD	I (U)	\$29,700.00	JONES DAVID M & CHERYL R
11/1977	193/669	WD	I (U)	\$0.00	JONES DAVID M & CHERYL R
07/1975	165/421	WD	I (U)	\$0.00	JONES DAVID M & CHERYL 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	1973	BAS=1643 SF CP=43 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4507R)	1.50 Lot		

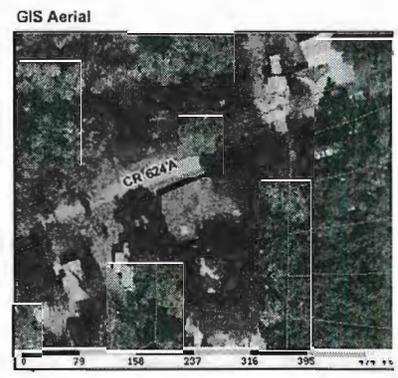
Misc Features

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

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/14/2019

Result: 1 of 1



DISCLAIMER

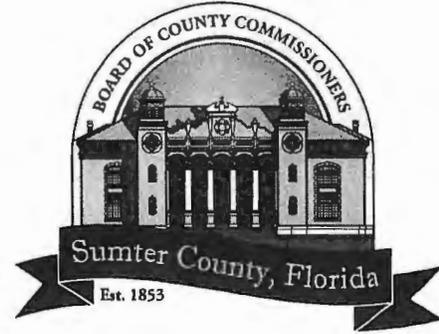
This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed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

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

12/9/2019

File #: CE2019-0398

SOLUTIONS OF HILLSBOR BUSINESS
PO BOX 115
DURRANT, FL 33530

Dear SOLUTIONS OF HILLSBOR BUSINESS:

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

Address: 8595 CR 624A, Bushnell, FL 33513
Parcel #: M06B027 Section/Township/Range: 62121
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

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

CE2019-0398

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 December 24, 2019, 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 0569

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

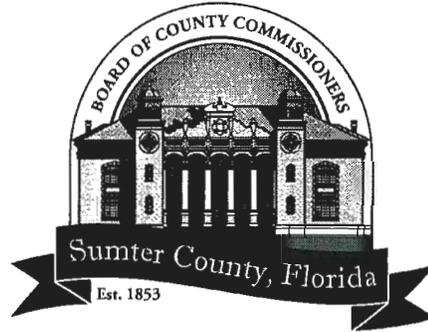
- SUMTER COUNTY SPECIAL MASTER
 OTHER

FOR FURTHER INFORMATION, CALL (352) 689-4460

REFER TO CASE NO. CE2019-0398

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

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



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

COUNTY OF SUMTER (Petitioner)

File #: CE2019-0398

vs.

BUSINESS, SOLUTIONS OF HILLSBOR (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: 8595 CR 624A, Bushnell, FL 33513

Section/Township/Range: 62121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 27 & N 1/2 OF LOT 28 JAMES LOVETT UNREC SUBD AS DESC IN OR 193 PG 669

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

