

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

10/16/2019

File #: CE2019-0366

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

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

Address: 4771 NE 76TH WAY, Wildwood, FL 34785
Parcel #: G23-040 Section/Township/Range: 231923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT
TO POB LESS W 17 FT THEREOF

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

CE2019-0366

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.

You are being notified a violation exists on your property and your next inspection will be November 04, 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

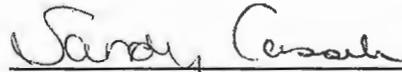
File #: CE2019-0366

NOELL, ANNA MARIE
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

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

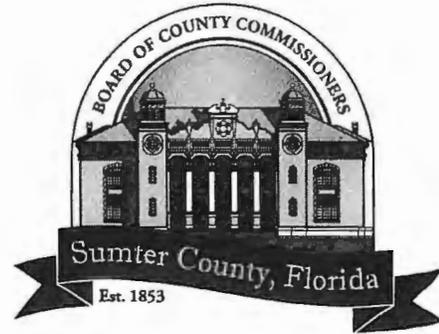
91 7199 9991 7039 6360 0873

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 #: CE2019-0366

vs.

NOELL, ANNA MARIE (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):
CE2019-0366
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.

2. Property Owner(s):
NOELL, ANNA MARIE

3. Location of Violation: 4771 NE 76TH WAY, Wildwood, FL 34785

4. Legal Description of Property where violation exists:
Parcel #: G23-040 Section/Township/Range: 231923
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO
POB LESS W 17 FT THEREOF

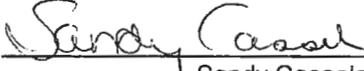
5. Date Violation first Observed: 10/15/2019

6. Date Property owner issued notice of violation: 11/5/2019

7. Date of Notice of Violation Inspection: 11/25/2019

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.

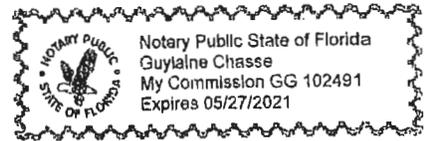


Sandy Cassels

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.

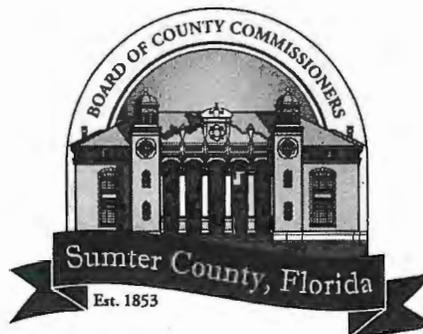


NOTARY PUBLIC



Board of County Commissioners Sumter County, Florida

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



NOTICE OF VIOLATION

11/5/2019

File #: CE2019-0366

ANNA MARIE NOELL
3731 N US HIGHWAY 301
WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

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

Address: 4771 NE 76TH WAY, Wildwood, FL 34785

Parcel #: G23-040 Section/Township/Range: 231923

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT
TO POB LESS W 17 FT THEREOF

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

CE2019-0366

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.

Failure to correct the above violations before November 25, 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 0040

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. CE2019-0366

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

Sumter County Property Appraiser

updated: 10/14/2019

PARCEL ID: G23-040

<< 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	NOELL ANNA MARIE		
Site Address	4771 NE 76TH WAY, WILDWOOD, FL 34785		
Mail Address	3731 N US HIGHWAY 301, WILDWOOD, FL 34785		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	23/19/23	Neighborhood	1002
Year Built	1974	Tax District	County (1001)
Heated Area	1440 (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 659.96 FT W & 50 FT N OF N E COR OF SW1/4 OF NE1/4 RUN E 199.96 N 103 FT W 175 FT S 103 FT TO POB LESS W 17 FT THEREOF			

GIS Aerial



Property & Assessment Values

Land Value	\$7,440.00
Market Value	\$27,890.00
Assessed Value	\$26,470.00
Total Taxable Value	\$26,470.00
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
07/2011	2525/217	FJ	I (U)	\$0.00	NOELL ANNA MARIE
12/2004	1320/677	WD	I (Q)	\$35,000.00	NOELL TIMOTHY S & ANNA MARIE
08/1993	491/69	WD	I (U)	\$100.00	SIGLER VANESSA L
06/1986	325/397	WD	I (U)	\$40,100.00	SIGLER VANESSA L
06/1979	219/597	WD	I (U)	\$25,000.00	SIGLER VANESSA L

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 100 (MHR1)	Wall Type 1	1974	BAS=1440 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage <.50 (0100M)	0.42 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1977
2	MISC Flat Value (MISC)	1.00 ()	1977
3	MISC Flat Value (MISC)	1.00 ()	1977
4	MISC Flat Value (MISC)	1.00 ()	1974

Sumter County Property Appraiser - Roll Year: 2019

updated: 10/14/2019

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, 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 Commiss
 Sumter County, Florida
Development Services Depart
 7375 Powell Road Suite 1
 Wildwood, Florida 34785

CERTIFIED MAIL



91 7199 9991 7039 6360 0040



U.S. POSTAGE PITNEY BOWES

 ZIP 34785 \$ 005.60⁰
 02 4W
 0000363839 NOV 05 2019

RECEIVED

DEC 27 2019

Sumter County
 Development Services

CU
 11-6

NIXIE 339 DE 1 0012/24/19

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

UNC
 34785420399

BC: 34785420399 *1301-02484-06-01

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

11/5/2019

File #: CE2019-0366

ANNA MARIE NOELL
 3731 N US HIGHWAY 301
 WILDWOOD, FL 34785-7852

Dear ANNA MARIE NOELL:

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