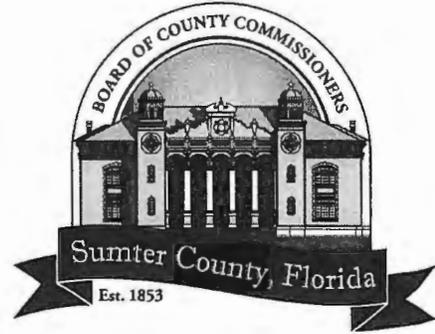


Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

12/2/2019

File #: CE2019-0410

TIMOTEO GARCIA- & VIVIANA CRUZ
3291 CR 417
LAKE PANASOFFKEE, FL 33538

Dear TIMOTEO GARCIA- & VIVIANA CRUZ:

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

Address: 3291 CR 417, Lake Panasoffkee, FL 33538

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80THINT
IN LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

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

CE2019-0410

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 December 17, 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

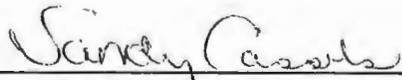
File #: CE2019-0410

CRUZ, TIMOTEO GARCIA- & VIVIANA
3291 CR 417
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 2/27/2020, 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 1/27/2020.



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 1313

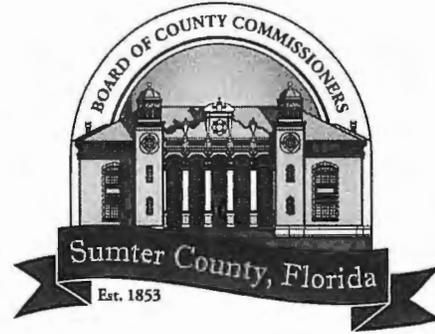
Important Information Regarding Code Compliance Hearings

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 #: CE2019-0410

vs.

CRUZ, TIMOTEO GARCIA- & VIVIANA (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):

CE2019-0410

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):

CRUZ, TIMOTEO GARCIA- & VIVIANA

3. Location of Violation: 3291 CR 417, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80THINT IN LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

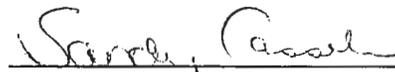
5. Date Violation first Observed: 11/29/2019

6. Date Property owner issued notice of violation: 12/18/2019

7. Date of Notice of Violation Inspection: 1/8/2020

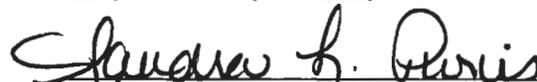
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Monday, the 27th day of January, 2020.

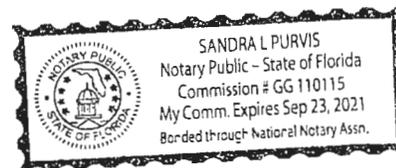


Sandy Cassels

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 Monday, the 27th day of January, 2020.

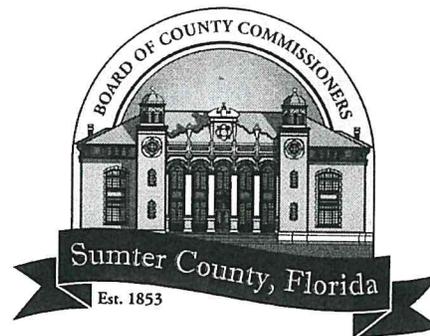


NOTARY PUBLIC



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

12/18/2019

File #: CE2019-0410

TIMOTEO GARCIA- & VIVIANA CRUZ
3291 CR 417
LAKE PANASOFFKEE, FL 33538

Dear TIMOTEO GARCIA- & VIVIANA CRUZ:

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

Address: 3291 CR 417, Lake Panasoffkee, FL 33538

Parcel #: F30F045 Section/Township/Range: 301922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOTS 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80TH IN
LOT 7 OR 182 PG 369 LESS THE S 10FT OF SQUIRELL HAVEN

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

CE2019-0410

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 January 08, 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 0729

HEARING NOTICE

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

HEARING DATE: 02/27/2020 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. CE2019-0410

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

Sumter County Property Appraiser

updated: 11/21/2019

PARCEL ID: F30F045

<< Next Lower Parcel | Next Higher Parcel >>

2019 Certified Values

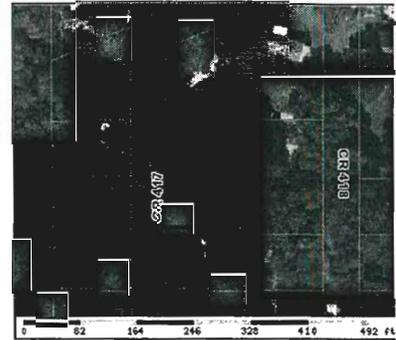
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2019 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CRUZ TIMOTEO GARCIA- & VIVIANA		
Site Address	3291 CR 417, LAKE PANASOFFKEE, FL 33538		
Mail Address	3078 CR 418, LAKE PANASOFFKEE, FL 33538		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	30/19/22	Neighborhood	5016
Year Built	1974	Tax District	County (1001)
Heated Area	864 (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 44 & 45 SQUIRREL HAVEN UNRECORDED SUBD AS DESC IN OR 119 PAGE 206 AND 1/80TH INT IN LOT 7 OR 182 PG 369 LESS THE S 10 FT OF SQUIRELL HAVEN			

GIS Aerial



Property & Assessment Values

Land Value	\$13,280.00
Market Value	\$39,230.00
Assessed Value	\$38,970.00
Total Taxable Value	\$38,970.00
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
05/2016	3112/449	WD	I (Q)	\$27,500.00	CRUZ TIMOTEO GARCIA- & VIVIANA GARCIA-
01/2014	2727/690	WD	I (U)	\$14,000.00	WHITE MARJORIE S
06/2013	2627/76	CT	I (U)	\$6,100.00	UNDERWOOD & UNDERWOOD
01/2011	2308/607	DC	I (U)	\$0.00	SANDUSKY JACQUELINE R ESTATE
09/1999	764/517	WD	I (Q)	\$6,000.00	SANDUSKY JACQUELINE R
09/1999	764/519	WD	I (Q)	\$30,000.00	SANDUSKY JACQUELINE R
04/1993	479/797	WD	I (Q)	\$7,000.00	SANDUSKY JACQUELINE R
10/1986	334/76	WD	I (Q)	\$23,000.00	SANDUSKY JACQUELINE R
08/1986	331/377	WD	I (Q)	\$15,000.00	SANDUSKY JACQUELINE R
01/1977	182/368	WD	V (U)	\$100.00	SANDUSKY JACQUELINE R
01/1977	182/369	AA	V (Q)	\$15,000.00	SANDUSKY JACQUELINE R
05/1971	119/206	WD	V (Q)	\$2,100.00	SANDUSKY JACQUELINE R

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	1974	BAS=864 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Lk Pana (5003M)	80.00 Front Feet	80.00	111.00
2	Lk Pana (5003M)	70.00 Front Feet	70.00	111.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1900

Sumter County Property Appraiser - Roll Year: 2019

updated: 11/21/2019

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.

STATEMENT OF CODE CASE COSTS

Date: February 20, 2020

Case: CE2019-0410

Name: CRUZ, TIMOTEO GARCIA- & VIVIANA

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.46
NOV LETTER	5.72
RFH LETTER	5.72
RFH Inspection 02/13/2020 KV	50.00
NOV Inspection 01/08/2020 KV	50.00
CNV Inspection 12/17/2019 KV	50.00
Initial Inspection 11/29/2019 KV	50.00
Total Costs	311.90

*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).