

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0364 OR 2016 PG 692 Zoning: _____

Are you a qualified Inspector for Sumter County? Yes No

Do you maintain a written record of this case? Yes No

May we enter that record into evidence at this time and mark it as such? Yes No

May we return the record to the inspector at this time for use in the hearing process? Yes No

Are you familiar with property owned by: _____ Property Owner Name: CONNELL, STEPHANIE

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 1/15/21

What is the General Location of this property? _____ Parcel #: M30A029

What is the Property Address? 8671 CR 647S, Bushnell, FL 33513

When did this case begin? 10/9/20

Have you had any occasion to visit the property? Yes No

Did you view any Code violations? Yes No

What were those violations and can you explain them?

CE2020-0364

13-51.(A)(3)(A) PERMITTING OCCUPANCY

Subject to Article VI (Nonconforming Situations) of this Chapter, no person may use or occupy any land or buildings or authorize or permit the use or occupancy of land or buildings under his control except in accordance with all of the applicable provisions of this Chapter. For purposes of this section, the use or occupancy of a building or land relates to anything and everything that is done to, on, or in that building or land. In relation to use or occupancy, the following is expressly prohibited: No occupancy of a building subject to the requirements of this Chapter is permitted until a temporary or regular Certificate of Occupancy has been issued for such building.

CE2020-0364

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.

CE2020-0364

2009 I.P.M.C.

305.1.1 Unsafe conditions.

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings:

- 1 The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects,
3. Structures or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including guards and handrails, are not structurally sound, not properly anchored or are

anchored with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

- 1 When substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted when approved by the code official .

CE2020-0364

2009 I.P.M.C.

308.1 Accumulation of rubbish or garbage.

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

CE2020-0364

2009 I.P.M.C.

308.2 Disposal of rubbish.

Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

CE2020-0364

2009 I.P.M.C.

308.2.1 Rubbish storage facilities.

The owner of every occupied premises shall supply approved covered containers for rubbish, and the owner of the premises shall be responsible for the removal of rubbish.

CE2020-0364

2009 I.P.M.C.

602.3 Heat supply.

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.

CE2020-0364

2009 I.P.M.C.

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.

CE2020-0364

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.

CE2020-0364

FBC Section 105 Permits [A] 105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the

occupancy of a building or structure, or erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

Are there any photographs? Yes No Who took them? Kevin Vann

Are the photos a true and accurate reflection of the property on the dates taken? Yes No

Date(s) Taken 1/15/2021

When was the last time you visited the property? 1/15/2021

Is property in compliance now? Yes No

What is staff's recommendation?

Witness has chance to ask questions of Inspector or state anything they want into record.

STATEMENT OF CODE CASE COSTS

Date: January 19, 2021

Case: CE2020-0364

Name: CONNELL, STEPHANIE

<u>Item</u>	<u>Amount</u>
STAFF COSTS*	
ADMINISTRATIVE COSTS	100.00
POSTAGE COST	
CNV LETTER	0.50
NOV LETTER	6.10
RFH LETTER	6.10
RFH Inspection 01/15/2021 KV	50.00
Inspection 12/07/2020 KV	50.00
NOV Inspection 11/16/2020 KV	50.00
CNV Inspection 10/28/2020 KV	50.00
Initial Inspection 10/09/2020 KV	50.00
Total Costs	362.70

*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).

Sumter County Property Appraiser

updated: 1/14/2021

PARCEL ID: M30A029

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch

2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CONNELL STEPHANIE		
Site Address	8671 CR 647S, BUSHNELL, FL 33513		
Mail Address	8665 CR 647S, BUSHNELL, FL 33513		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	30/21/21	Neighborhood	4517
Year Built	1962	Tax District	County (1001)
Heated Area	720 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING			

Property & Assessment Values

Land Value	\$6,710.00
Market Value	\$59,460.00
Assessed Value	\$59,460.00
Total Taxable Value	\$59,460.00
Exemptions	None \$0.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
04/2018	3405/1	WD	I (Q)	\$129,500.00	CONNELL STEPHANIE
12/2008	2016/692	QC	I (U)	\$100.00	MINEAU FRANCINE & RAYMOND
04/2003	1070/302	WD	I (U)	\$0.00	MINEAU FRANCINE
04/2000	802/435	WD	I (U)	\$0.00	FLETCHER FRANCES K &
02/1999	731/264	WD	I (Q)	\$39,900.00	FLETCHER FRANCES K
07/1979	218/694	WD	I (U)	\$16,000.00	DOLLAR W A & JOYCE
06/1979	218/92	WD	I (U)	\$16,000.00	DOLLAR W A & JOYCE
07/1976	177/191	NA	V (U)	\$0.00	DOLLAR W A & JOYCE
06/1973	141/730	WD	I (U)	\$5,000.00	MINEAU FRANCINE
08/1968	95/752	AA	I (U)	\$6,000.00	MINEAU FRANCINE
09/1962	42/491	WD	I (U)	\$2,000.00	MINEAU FRANCINE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 350 (R35)	Wall Type 3	1962	BAS=720 SF PAT=180 SF SP=135 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Nobleton (4519R)	43.00 Front Feet	43.00	198.00

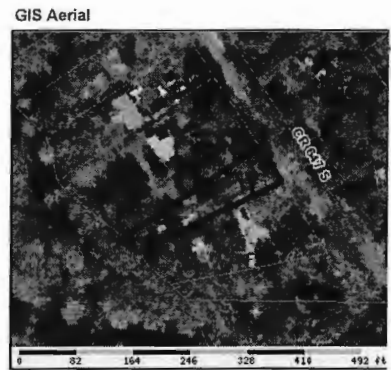
Misc Features

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

Sumter County Property Appraiser - Roll Year: 2020

updated: 1/14/2021

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.