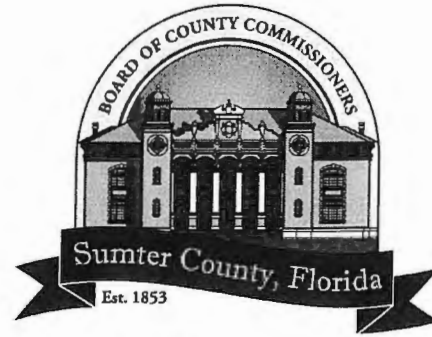


# ***Board of County Commissioners Sumter County, Florida***

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



## **COURTESY NOTICE OF VIOLATION**

10/13/2020

**File #: CE2020-0364**

STEPHANIE CONNELL  
8665 CR 647S  
BUSHNELL, FL 33513

Dear STEPHANIE CONNELL:

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

Address: 8671 CR 647S, Bushnell, FL 33513  
Parcel #: M30A029 Section/Township/Range: 302121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING

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

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

VOIDED (KV 10/9/2020)

2009 I.P.M.C. 108.5 Prohibited occupancy.

Any occupied structure condemned and placarded by the code official shall be vacated as ordered by the code official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy a placarded premises or operate placarded equipment shall be liable for the penalties provided by this code.

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

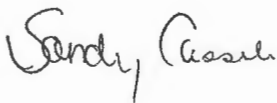
FBC Section 105 Permits [A] 105.1 Required.

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.

You are being notified a violation exists on your property and your next inspection will be October 28, 2020.

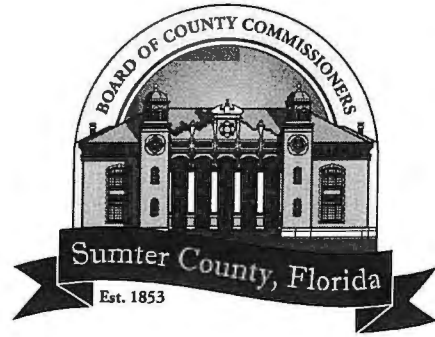
Thank you for your attention in this matter.

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 VIOLATION**

10/29/2020

**File #: CE2020-0364**

STEPHANIE CONNELL  
8665 CR 647S  
BUSHNELL, FL 33513

Dear STEPHANIE CONNELL:

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

Address: 8671 CR 647S, Bushnell, FL 33513  
Parcel #: M30A029 Section/Township/Range: 302121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING

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

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.

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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

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CE2020-0364

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CE2020-0364

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CE2020-0364

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Exceptions:

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CE2020-0364

2009 I.P.M.C.

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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.

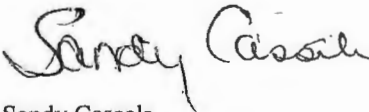
CE2020-0364

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Failure to correct the above violations before November 16, 2020, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

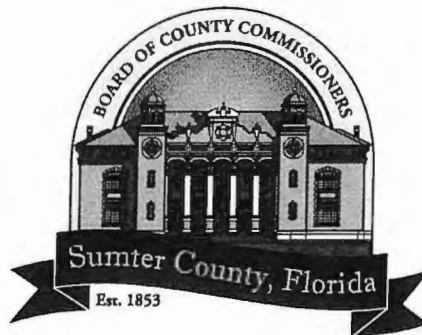


Sandy Cassels

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  
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## **NOTICE OF HEARING**

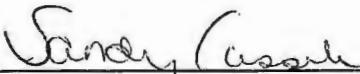
File #: CE2020-0364

CONNELL, STEPHANIE  
8665 CR 647S  
BUSHNELL, FL 33513

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 1/28/2021, 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 12/18/2020.

  
\_\_\_\_\_  
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 9883

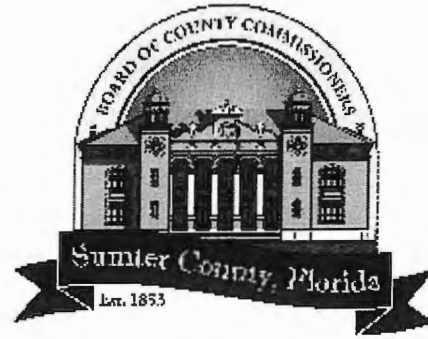
## **Important Information Regarding Code Compliance Hearings**

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***

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Website: <http://sumtercountyfl.gov>



**COUNTY OF SUMTER (Petitioner)**

File #: CE2020-0364

vs.

**CONNELL, STEPHANIE (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):

CE2020-0364

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

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CE2020-0364

2009 I.P.M.C.

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CE2020-0364

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2. Property Owner(s):  
CONNELL, STEPHANIE
  
3. Location of Violation: 8671 CR 647S, Bushnell, FL 33513  
LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING
  
4. Legal Description of Property where violation exists:  
Parcel #: M30A029 Section/Township/Range: 302121  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING
  
5. Date Violation first Observed: 10/9/2020
  
6. Date Property owner issued notice of violation: 10/29/2020
  
7. Date of Notice of Violation Inspection: 11/16/2020

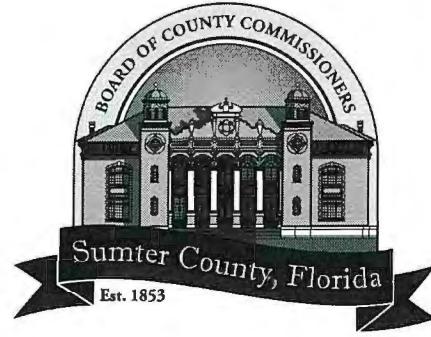
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

DATED this Friday, the 18th day of December, 2020.

  
Sandy Cassels

**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 #: CE2020-0364

vs.

CONNELL, STEPHANIE (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 Friday, January 15, 2021, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 8671 CR 647S, Bushnell, FL 33513

Section/Township/Range: 302121

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 29 JERRY TAYLOR LANDING PB 3 PG 34- 34A & AN UNDIV INTREST IN LOT 32 JERRY TAYLOR LANDING

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 Friday, January 15, 2021.

KEVIN VANN

---

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 15th day of January, 2021.

