

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0409 OR 3509 PG 596 Zoning: RR1

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: GAMEZ, ESTEBAN SR

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/5/21

What is the General Location of this property? Webster Parcel #: N35-091

What is the Property Address? 1796 E C-478, Webster, FL 33597

When did this case begin? 11/23/20

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?

CE2020-0409

13-610(a) General

Established. This section is hereby established to allow activities which are customarily incidental to the principal use, provided they meet the following general requirements:

(1)
An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure, except that permitted agricultural uses may be established on rural residential property prior to a principal use being established.

(2)
Accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the development on which they are located and not for use by the general public.

CE2020-0409

2009 I.P.M.C.

SCC. LDC Violation

(12/14/2020 8:47 AM SCO)
. 13-422. - Residential zoning districts.

(a) Residential districts. These districts identify and provide for lands which are suitable for residential uses. Unless specified otherwise in this chapter, in rural residential zoning districts, the numeric value in the district title generally denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre. The letter "C" following the designation denotes that only conventional construction and class A manufactured homes are allowed. The letter "M" denotes that class A and B manufactured homes are allowed in addition to conventional construction.

(1) Rural Residential Districts (RR5, RR5C, RR2.5, RR2.5C, RR1, RR1C). The purpose and intent of the single-family rural residential zoning districts is to provide a range of densities, promote a rural residential atmosphere where families, depending on the district, may reside in one (1) conventional or Class A or B mobile home dwelling unit per parcel and grow food and keep livestock for domestic use, and also to provide a buffer between agricultural and higher density residential uses, see Table 13-431A for permitted uses.

(12/14/2020 8:49 AM SCO)
Storage of heavy equipment and running business

CE2020-0409

13-621(A) Construction or reconstruction.

a. Temporary structures or facilities to be used as a residence, or office for public use, during construction, repair or renovation of principal structure, including the use of mobile homes or recreational vehicles.

1. No temporary use shall commence unless and until a valid building permit has been obtained to construct, repair or renovate the principal structure on the property where the temporary structure is to be placed, except in cases of extreme personal hardship, such as where a residence has been damaged or destroyed by fire or other disaster to an extent which makes such dwelling uninhabitable, and such dwelling is to be rebuilt or repaired. In this case, the use may commence upon a use permit being issued but shall not be valid for more than ninety (90) days unless a valid building permit has been obtained to re-construct or repair the residence or other structure.

2. The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the proposed occupants of the principal structure to complete the construction, repair or renovation work necessary to make such building habitable.

3. The temporary structure or facility must be located on the same parcel as the structure under construction or repair and occupied by persons or entities who will occupy the constructed or repaired structure.

4. Any permits required for the installation of temporary structures or facilities shall be obtained prior to commencement of the use.

5. The temporary structure or facility must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after issuance of the certificate of occupancy, or occupancy, for the principal structure, whichever occurs first. A temporary use permit will be considered terminated if at any time the principal structure building permit becomes invalid.

b. Temporary construction yards, asphalt and concrete plants, petroleum contaminated soil treatment by biological means.

1. The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the original intended purpose to be completed.

2. Any permits required for the installation of the temporary structure or facility shall be obtained prior to commencement of the use.

3. Any temporary structures or facilities must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after conclusion of the activity for which the temporary permit was issued, whichever occurs first.

CE2020-0409

13-51.(A)(2)(B) NO PERMITS MOBILE HOME

No mobile home shall be moved onto any parcel in the unincorporated area of the county, unless and until a building permit for such a move has been obtained.

(1/6/2021 1:49 PM SCO)

As per Steve no permit required. MH not being replaced at this time, just cleaned up.

CE2020-0409

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.

Does this property have Homestead Exemption? Yes No

Was there any response from the property owner? Yes No

1/6/21 (1/6/2021 1:05:28 PM SF) Action Created

(1/6/2021 1:08 PM SF)

Mr Gamez came to office to discuss CE violations. He stated that he lives in the MH and uses the RV to travel for his business. Explained that he may park the RV at the house but cannot live in it. Discussed options for the business being operated from the house. He must either move everything outside to a commercial location or obtain a home occupation SUP. Referred to Building Services for permitting issues.

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 2/5/2021

When was the last time you visited the property? 2/5/2021

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: February 12, 2021

Case: CE2020-0409

Name: GAMEZ, ESTEBAN SR

<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 02/05/2021 KV	50.00
NOV Inspection 01/06/2021 KV	50.00
CNV Inspection 12/10/2020 KV	50.00
Initial Inspection 11/23/2020 KV	50.00
Total Costs	312.70

*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: 2/4/2021

PARCEL ID: N35-091

<< 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	GAMEZ ESTEBAN SR		
Site Address	1796 E C-478, WEBSTER, FL 33597		
Mail Address	1796 E C-478, WEBSTER, FL 33597		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	35/21/22	Neighborhood	1004
Year Built	1983	Tax District	County (1001)
Heated Area	1848 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMM AT NE COR OF SE 1/4 RUN S 641.69 FT N 85 DEG 13 MIN 53 SEC W 865.09 FT S 670.26 FT TO NLY RW OF SR 478 NWLY ALONG RW 236.90 FT FOR POB RUN N 24 DEG 42 MIN 07 SEC E 163.57 N 67 DEG 17 MIN 53 SEC W 302.93 FT S 24 DEG 42 MIN 07 SEC W 180.43 FT TO NLY RW OF SR 478 SE1/4 ALONG RW 225.96 FT TO POB AND BEG AT NE COR OF SE 1/4 RUN S 641.69 FT N 85 DEG 13 MIN 53 SEC W 1162.59 FT TO E RW OF CR...more>>>			

GIS Aerial



Property & Assessment Values

Land Value	\$37,600.00
Market Value	\$88,180.00
Assessed Value	\$88,180.00
Total Taxable Value	\$88,180.00
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	Grantee
12/2018	3509/596	WD	I (Q)	\$150,000.00	GAMEZ ESTEBAN SR
11/2018	3492/418	WD	I (U)	\$100.00	SHAW NORMA V (LE)
11/2018	3492/416	PR	I (U)	\$100.00	SHAW NORMA V
02/2018	3422/101	DC	I (U)	\$0.00	SHAW LAWRENCE E ESTATE OF
01/2018	3364/673	CP	I (U)	\$0.00	SHAW LAWRENCE E
05/2005	1436/607	QC	I (U)	\$100.00	SHAW MYRON E
07/1986	328/271	WD	I (U)	\$21,000.00	SHAW LESTER & ADA

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	1983	BAS=1848 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 4-7.9 AC (0104M)	4.70 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1987
2	MISC Flat Value (MISC)	1.00 ()	1987

Sumter County Property Appraiser - Roll Year: 2020

updated: 2/4/2021

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, 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.