

# Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0407 OR 1827 PG 355 Zoning: RPUD

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: "SUMTER, ENTERPRISES, LLC"

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? BUSHNELL/NOBLETON Parcel #: L24-019

What is the Property Address? 7962 CR 647 LOT #24, Bushnell, FL 33513

When did this case begin? 11/18/20

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?**

CE2020-0407  
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.

CE2020-0407  
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.

CE2020-0407

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.

CE2020-0407  
(1) Stockpiling of sludge or septage for land spreading, except as specifically approved.  
(2) Disposal of sludge or septage which causes a nuisance.  
(3) b.1 - no person shall cause, suffer, allow, or permit the disposal of sludge or septage material which causes a nuisance.

CE2020-0407  
2009 I.P.M.C.  
108.1.1 Unsafe structures.  
An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

CE2020-0407  
2009 I.P.M.C.

### 108.1.3 Structure unfit for human occupancy.

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

CE2020-0407

2009 I.P.M.C.

### 108.1.5 Dangerous structure or premises.

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous: 1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings. 2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress. 3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged. 4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value. 5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way. 6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy. 7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act. 8. Any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety. 9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be insanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. 10. Any building or structure, because of a lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, so determined by the code official to be a threat to life or health. 11. Any portion of a building remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

CE2020-0407

2009 I.P.M.C.

### 109.1 Imminent danger.

When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official." It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

CE2020-0407

2009 I.P.M.C.

### 702.4 Emergency escape openings.

Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

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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 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: CE2020-0407

Name: "SUMTER, ENTERPRISES, LLC"

<u>Item</u>	<u>Amount</u>
<b>STAFF COSTS*</b>	
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 12/24/2020 KV	50.00
CNV Inspection 12/07/2020 KV	50.00
Initial Inspection 11/18/2020 KV	50.00
<b>Total Costs</b>	<b>312.70</b>

\*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: L24-019

<< 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	SUMTER ENTERPRISES, LLC		
Site Address	7962 CR 647 LOT #24, BUSHNELL, FL 33513		
Mail Address	3301 PAUL BUCHMAN HWY, PLANT CITY, FL 33565		
Use Desc. (code)	R/V MH PARK (02800)		
Sec/Twp/Rng	24/21/20	Neighborhood	1004
Year Built	1982	Tax District	County (1001)
Heated Area	672 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
COMMENCE AT SE COR OF SEC RUN S 82 DEG 09 MIN 44 SEC W 836.85 FT TO POB CONT S 82 DEG 09 MIN 44 SEC W 1293.83 FT TO THERIVER N 20 DEG W 315 FT N 14 DEG 36 MIN 23 SEC W 307.26 FT N 77 DEG 13 MIN E 395.70 FT S 76 DEG 39 MIN 10 SEC E 189.86 FT N 84 DEG 32 MIN 20 SEC E 903.14 FT S 546.57 FT TO POB LESS RD RW			

GIS Aerial



**Property & Assessment Values**

Land Value	\$189,070.00
Market Value	\$450,790.00
Assessed Value	\$443,550.00
Total Taxable Value	\$443,550.00
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
08/2007	1827/355	WD	I (Q)	\$2,500,000.00	SUMTER ENTERPRISES LLC
05/2002	975/538	WD	I (Q)	\$600,000.00	DUVAL PARK LLC
04/1984	288/634	WD	I (U)	\$50,000.00	PEDRICK ELIZABETH
04/1983	271/729	WD	I (U)	\$325,000.00	PEDRICK ELIZABETH

**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	1982	BAS=672 SF

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

**Land Breakdown**

#	Land Use	Land Units	Frontage	Depth
1	Acreage 8-12 AC (0105M)	10.00 Acre		
2	COMM R V (0039M)	8.00 Acre		

**Misc Features**

#	Description (code)	Units (dims)	Eff. Year
1	Screened Porch 2 (SP2)	1.00 (20.00 x 40.00)	1986
2	Utility 2 (UT2)	1.00 (14.00 x 12.00)	1995
3	Carport/Open Porch 2 (PC2)	1.00 (8.00 x 18.00)	1996
4	MISC Flat Value (MISC)	1.00 ()	1968
5	Dock 1 Below Average (DCK1)	1.00 ()	1969
6	MISC Flat Value (MISC)	1.00 ()	1982
7	R V Sites W/E/S (RV)	1.00 ()	1900
8	Carport/Open Porch 2 (PC2)	1.00 (10.00 x 4.00)	1900
9	Screened Porch 2 (SP2)	1.00 (10.00 x 14.00)	1900
10	Carport/Open Porch 2 (PC2)	1.00 (8.00 x 34.00)	1900
11	Carport/Open Porch 2 (PC2)	1.00 (8.00 x 20.00)	1900
12	Carport/Open Porch 2 (PC2)	1.00 (4.00 x 10.00)	1900
13	Screened Porch 2 (SP2)	1.00 (10.00 x 14.00)	1900
14	Enclosed Porch (EP2)	1.00 (8.00 x 23.00)	1900

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.

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