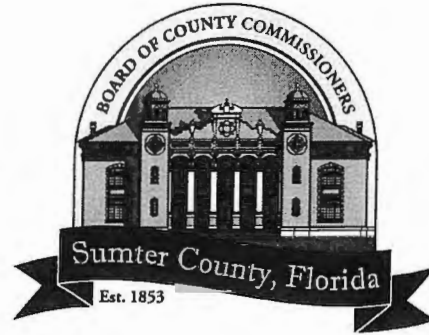


**Board of County Commissioners
Sumter County, Florida**

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



COURTESY NOTICE OF VIOLATION

11/25/2020

File #: CE-C2020-0010

CASSANDRA & CARR DWAYNE BROWN
P O BOX 834
COLEMAN, FL 33521

Dear CASSANDRA & CARR DWAYNE BROWN:

We regret to inform you that a violation of the CITY OF COLEMAN Code exists on your property located:

Address: 4401 E WARM SPRINGS AVE, COLEMAN, FL 33521

Parcel #: F25-040 Section/Township/Range: 251922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

BEG 330 FT W OF SE COR OF SE1/4 OF SW1/4 RUN N 330 FT W 198 FT S 330 FT E TO BEG LESS THE N 122.36 FT THEREOF

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

CE-C2020-0010

(11/9/2020 1:57 PM SCO)

Ordinance No. 2000-5

Section 3 Nuisances

The following conditions, existing, permitted, allowed, maintained, or caused by any person on real property within the City shall constitute the maintenance of a nuisance, injurious to health, safety and welfare of the citizens of the City. Such conditions shall not be deemed to be all inclusive:

(4) The accumulation of in excess of two (2) inoperable vehicles on an individual lot or parcel at any one time within the City. Exempt from this provisions shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

You are being notified a violation exists on your property and your next inspection will be December 11, 2020.

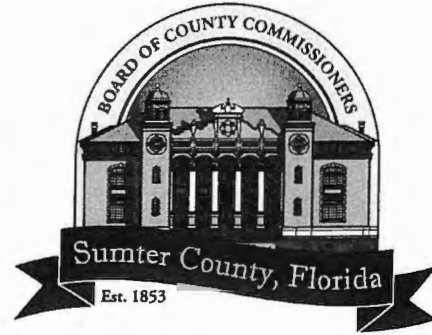
Thank you for your attention in this matter.

Sincerely,

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF VIOLATION

File #: CE-C2020-0010

CASSANDRA & CARR DWAYNE BROWN
P O BOX 834
COLEMAN, FL 33521

Dear CASSANDRA & CARR DWAYNE BROWN:

We have requested you to correct the CITY OF COLEMAN Code violations on your property located at:

Address: 4401 E WARM SPRINGS AVE, COLEMAN, FL 33521
Parcel #: F25-040 Section/Township/Range: 251922
Subdivision: Tract:
Block: Lot(s):
Legal Description (partial):
BEG 330 FT W OF SE COR OF SE1/4 OF SW1/4 RUN N 330 FT W 198 FT S 330 FT E TO BEG LESS THE N
122.36 FT THEREOF

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

CE-C2020-0010
(11/9/2020 1:57 PM SCO)
Ordinance No. 2000-5
Section 3 Nuisances

The following conditions, existing, permitted, allowed, maintained, or caused by any person on real property within the City shall constitute the maintenance of a nuisance, injurious to health, safety and welfare of the citizens of the City. Such conditions shall not be deemed to be all inclusive:

- (4) The accumulation of in excess of two (2) inoperable vehicles on an individual lot or parcel at any one time within the City. Exempt from this provisions shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.
- (2) The accumulation of rubble, refuse, excessive horticultural overgrowth, rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, county ordinance, or ordinance of the City.

Failure to correct the above violations before January 07, 2021, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

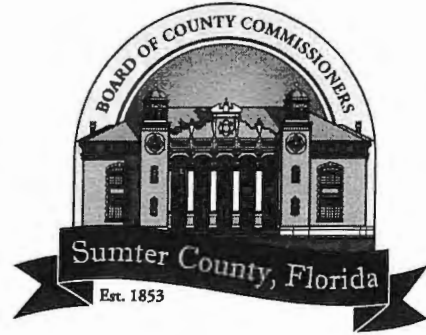
Sandy Cassels

Development Technician

91 7199 9991 7039 6360 9074

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NOTICE OF HEARING

File #: CE-C2020-0010

BROWN, CASSANDRA & CARR DWAYNE
P O BOX 834
COLEMAN, FL 33521

YOU ARE NOTIFIED that a public hearing concerning CITY OF COLEMAN 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 2/25/2021, 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 1/22/2021.


CITY OF COLEMAN 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 6361 0179

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 CITY OF COLEMAN Ordinance.
 - 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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COUNTY OF SUMTER (Petitioner)

File #: CE-C2020-0010

vs.

BROWN, CASSANDRA & CARR DWAYNE (Respondent)

cc:

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Chapter 162, Florida Statutes and CITY OF COLEMAN Ordinance, the undersigned Code Secretary hereby gives notice of an uncorrected violation of the laws of CITY OF COLEMAN, more particularly described as follows, and requests a public hearing before the Special Master, Sumter County, Florida.

1. Violation of Code(s):

CE-C2020-0010
(11/9/2020 1:57 PM SCO)
Ordinance No. 2000-5
Section 3 Nuisances

The following conditions, existing, permitted, allowed, maintained, or caused by any person on real property within the City shall constitute the maintenance of a nuisance, injurious to health, safety and welfare of the citizens of the City. Such conditions shall not be deemed to be all inclusive:

(4) The accumulation of in excess of two (2) inoperable vehicles on an individual lot or parcel at any one time within the City. Exempt from this provisions shall only be duly licensed junk or salvage yards and vehicles under repair at a duly licensed automotive repair shop, and agricultural equipment stored on parcels of larger than one (1) acre.

(2) The accumulation of rubble, refuse, excessive horticultural overgrowth, rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, county ordinance, or ordinance of the City.

2. Property Owner(s):

BROWN, CASSANDRA & CARR DWAYNE

3. Location of Violation: 4401 E WARM SPRINGS AVE, COLEMAN, FL 33521

4. Legal Description of Property where violation exists:

Parcel #: F25-040 Section/Township/Range: 251922
Subdivision: Tract:
Block: Lot(s):

Legal Description (partial):

BEG 330 FT W OF SE COR OF SE1/4 OF SW1/4 RUN N 330 FT W 198 FT S 330 FT E TO BEG LESS THE N 122.36 FT THEREOF

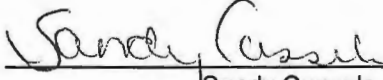
5. Date Violation first Observed: 11/24/2020

6. Date Property owner issued notice of violation:

7. Date of Notice of Violation Inspection: 1/8/2021

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

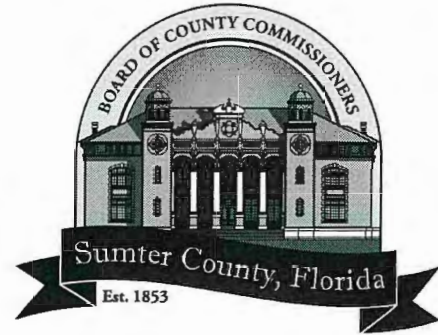
DATED this Friday, the 22nd day of January, 2021.



Sandy Cassels

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE-C2020-0010

vs.

BROWN, CASSANDRA & CARR DWAYNE (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 Thursday, February 4, 2021, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: 4401 E WARM SPRINGS AVE, COLEMAN, FL 33521

Section/Township/Range: 251922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

BEG 330 FT W OF SE COR OF SE1/4 OF SW1/4 RUN N 330 FT W 198 FT S 330 FT E TO BEG LESS THE N 122.36 FT THEREOF

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.

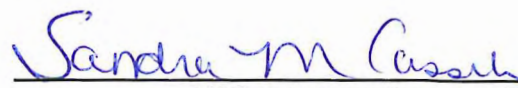
That a copy of the Request for Hearing has been sent certified, return receipt mail.

FURTHER AFFIANT SAYETH NOT
DATED this Thursday, February 4, 2021.



KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Thursday, the 4th day of February, 2021.



NOTARY PUBLIC
SANDRA M CASSELS
Notary Public - State of Florida
Commission # GG 361999
My Comm. Expires Sep 22, 2023
Bonded through National Notary Assn.