

Attorney Questionnaire

Inspector: KEVIN VANN

File #: CE2020-0421 OR 1367 PG 613 Zoning: RR5

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: SKYTOP, LLC
Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting? Yes No 2/12/21

What is the General Location of this property? Bushnell Parcel #: M22-027

What is the Property Address? SW 55TH STREET, BUSHNELL, FL 33513

When did this case begin? 12/9/20

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?

CE2020-0421
2009 I.P.M.C.
SCC. LDC Violation

(12/7/2020 11:06 AM SCO)
Sec. 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.

(12/10/2020 8:32 AM SCO)
Commercial racetrack not allowed in residential zoning district

(12/7/2020 11:08 AM SCO)
Sec. 13-431. - Principal uses.

(a)
Principal uses. As indicated by the land use permit requirements of article II, division 3, the principal or main use(s) and associated structures of a property shall be allowed as one (1) of the following:

(1)
Permitted use. This use is hereby established as the general use(s) in the various zoning districts, as specified in Table 13-431A, and is a use of right when in compliance with the requirements of this chapter.

(12/10/2020 8:32 AM SCO)

Commerical racetrack not allowed in residential zoning district

CE2020-0421

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.

(12/7/2020 11:09 AM SCO)

Electric requires permitting

Plumbing requires permitting

Conversion of Ag barns to bunkhouses require permitting

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 2/12/2021 & 4/09/2021

When was the last time you visited the property? 4/09/2021

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: April 19, 2021

Case: CE2020-0421

Name: SKYTOP, LLC

<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
Inspection 04/09/2021 KV	50.00
RFH Inspection 02/12/2021 KV	50.00
NOV Inspection 01/22/2021 KV	50.00
CNV Inspection 01/05/2021 KV	50.00
Initial Inspection 12/09/2020 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: 4/15/2021

PARCEL ID: M22-027

<< 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	SKYTOP LLC		
Site Address	, FL		
Mail Address	7223 SW 55TH ST, BUSHNELL, FL 33513		
Use Desc. (code)	RACETRACK (03700)		
Sec/Twp/Rng	22/21/21	Neighborhood	1004
Year Built	2010	Tax District	County (1001)
Heated Area	10560 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
	THE E 1/2 OF NE 1/4 OF THE NW 1/4 & THE N 1/2 OF THE NE 1/4 LESS LOTS 6-16 INCLUSIVE PLAT NO 88 SUMTER GARDENS PB 2 PG 56		

GIS Aerial



Property & Assessment Values

Land Value	\$155,850.00
Market Value	\$475,480.00
Assessed Value	\$475,480.00
Total Taxable Value	\$475,480.00
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
04/2005	1367/613	WD	V (U)	\$751,000.00	SKYTOP LLC

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Commercial	Com Metal Bldg 4 (CMB4)	Wall Type 3	2010	BAS=10560 SF CAN=648 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	ACREAGE 40.1-80 AC (0109C)	27.41 Acre		
2	Improved Pasture (6010C)	16.59 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Concrete 4 Depth (CON1)	1.00 (70.00 x 40.00)	2010
2	Concrete 4 Depth (CON1)	1.00 (15.00 x 70.00)	2010
3	Concrete 4 Depth (CON1)	1.00 (60.00 x 90.00)	2010

Sumter County Property Appraiser - Roll Year: 2020

updated: 4/15/2021

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.

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