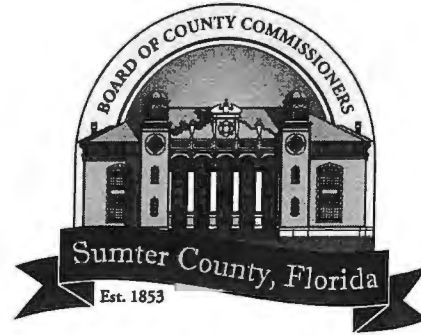


Board of County Commissioners Sumter County, Florida

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



COURTESY NOTICE OF VIOLATION

2/4/2021

File #: CE2021-0048

GARY W & MISTY D ROWLAND
1505 CR 436
LAKE PANASOFFKEE, FL 33538

Dear GARY W & MISTY D ROWLAND:

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

Address: 1505 CR 436, Lake Panasoffkee, FL 33538

Parcel #: F32U005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 5 EMERT ACRES DESCRIBED AS BEG 39.03 FT N OF NW COR OF SE1/4 RUN S ALONG 1/4 SEC
LINE 893.62 FT FOR POB RUN E 115 FT TO IRVING CANAL S ALONG WATERS EDGE OF CANAL 80 FT
W 85 FT N 38.68 FT W 30 FT N 41.32 FT TO POB

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

CE2021-0048

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.

(2/3/2021 5:06 PM KV)

Addition to the rear of the house

CE2021-0048

2009 I.P.M.C.

302.5 Rodent harborage.

All structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

CE2021-0048

E.3.1.2 SHC 307.2 SHC SANITATION REQUIREMENTS-CLEANLINESS

Every tenant of a dwelling unit shall keep in a clean and sanitary condition that part of the dwelling, dwelling unit and premises thereof which he occupies or which is provided for his particular use.

CE2021-0048

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

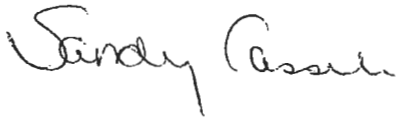
It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the

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.

You are being notified a violation exists on your property and your next inspection will be February 22, 2021.

Thank you for your attention in this matter.

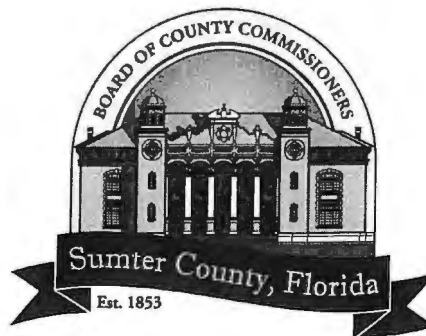
Sincerely,

A handwritten signature in cursive script that reads "Sandy Cassels". The signature is written in black ink and is positioned above the typed name.

Sandy Cassels
Development Technician

Board of County Commissioners Sumter County, Florida

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Website: <http://sumtercountyfl.gov>



NOTICE OF VIOLATION

2/23/2021

File #: CE2021-0048

GARY W & MISTY D ROWLAND
1505 CR 436
LAKE PANASOFFKEE, FL 33538

Dear GARY W & MISTY D ROWLAND:

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

Address: 1505 CR 436, Lake Panasoffkee, FL 33538

Parcel #: F32U005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 5 EMERT ACRES DESCRIBED AS BEG 39.03 FT N OF NW COR OF SE1/4 RUN S ALONG 1/4 SEC LINE 893.62 FT FOR POB RUN E 115 FT TO IRVING CANAL S ALONG WATERS EDGE OF CANAL 80 FT W 85 FT N 38.68 FT W 30 FT N 41.32 FT TO POB

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

CE2021-0048

FBC Section 105 Permits [A] 105.1 Required.

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(2/3/2021 5:06 PM KV)

Addition to the rear of the house

CE2021-0048

2009 I.P.M.C.

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CE2021-0048

E.3.1.2 SHC 307.2 SHC SANITATION REQUIREMENTS-CLEANLINESS

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CE2021-0048

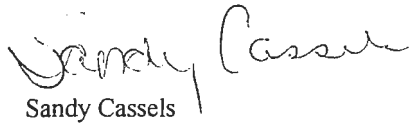
91 7199 9991 7039 6361 0636

E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES

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Failure to correct the above violations before March 11, 2021, will result in this matter being referred to the Special Master for a public hearing.

Sincerely,

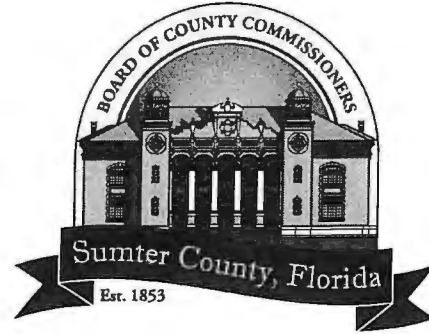
A handwritten signature in cursive script that reads "Sandy Cassels".

Sandy Cassels

Development Technician

Board of County Commissioners Sumter County, Florida

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NOTICE OF HEARING


File #: CE2021-0048

ROWLAND, GARY W & MISTY D
1505 CR 436
LAKE PANASOFFKEE, FL 33538

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 4/29/2021, 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 3/29/2021.



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 6361 1510

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 #: CE2021-0048

vs.

ROWLAND, GARY W & MISTY D (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):

CE2021-0048

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.

(2/3/2021 5:06 PM KV)

Addition to the rear of the house

CE2021-0048

2009 I.P.M.C.

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CE2021-0048

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CE2021-0048

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garbage, etc., upon notice from the Housing Official.

2. Property Owner(s):

ROWLAND, GARY W & MISTY D

3. Location of Violation: 1505 CR 436, Lake Panasoffkee, FL 33538

4. Legal Description of Property where violation exists:

Parcel #: F32U005 Section/Township/Range: 321922

Subdivision: Tract:

Block: Lot(s):

Legal Description (partial):

LOT 5 EMERT ACRES DESCRIBED AS BEG 39.03 FT N OF NW COR OF SE1/4 RUN S ALONG 1/4 SEC LINE
893.62 FT FOR POB RUN E 115 FT TO IRVING CANAL S ALONG WATERS EDGE OF CANAL 80 FT W 85 FT N
38.68 FT W 30 FT N 41.32 FT TO POB


5. Date Violation first Observed: 2/3/2021

6. Date Property owner issued notice of violation: 2/23/2021

7. Date of Notice of Violation Inspection: 3/11/2021

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.

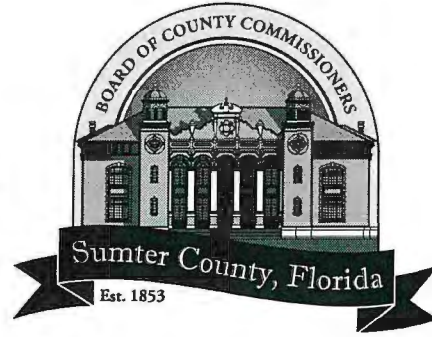
DATED this Monday, the 29th day of March, 2021.



Sandy Cassels

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

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Website: <http://sumtercountyfl.gov>



COUNTY OF SUMTER (Petitioner)

File #: CE2021-0048

vs.

ROWLAND, GARY W & MISTY D (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, April 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: 1505 CR 436, Lake Panasoffkee, FL 33538

Section/Township/Range: 321922

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

LOT 5 EMERT ACRES DESCRIBED AS BEG 39.03 FT N OF NW COR OF SE1/4 RUN S ALONG 1/4 SEC LINE 893.62 FT FOR POB RUN E 115 FT TO IRVING CANAL S ALONG WATERS EDGE OF CANAL 80 FT W 85 FT N 38.68 FT W 30 FT N 41.32 FT TO POB

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, April 15, 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 15th day of April, 2021.

