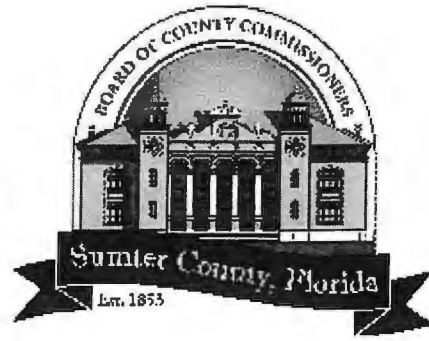


# ***Board of County Commissioners Sumter County, Florida***

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



## **COURTESY NOTICE OF VIOLATION**

2/12/2021

File #: CE2021-0054

PROPERTIES LLC DURANT  
PO BOX 115  
DURANT, FL 33530

Dear PROPERTIES LLC DURANT:

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

Address: SW 41st St., Webster, FL 33597  
Parcel #: R14C009 Section/Township/Range: 142221  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
NE 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS R/W RANCH 9 OR 162 PG 659

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

CE2021-0054

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.

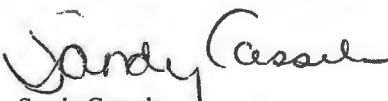
CE2021-0054

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.

You are being notified a violation exists on your property and your next inspection will be March 02, 2021.

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**

3/3/2021

**File #: CE2021-0054**

PROPERTIES LLC DURANT  
PO BOX 115  
DURANT, FL 33530

Dear PROPERTIES LLC DURANT:

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

Address: SW 41st St., Webster, FL 33597  
Parcel #: R14C009 Section/Township/Range: 142221  
Subdivision: Tract:  
Block: Lot(s):  
Legal Description (partial):  
NE 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS R/W RANCH 9 OR 162 PG 659

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

CE2021-0054

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.

CE2021-0054

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.

Failure to correct the above violations before March 19, 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 6361 0919

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

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## **NOTICE OF HEARING**


File #: CE2021-0054

DURANT, PROPERTIES LLC  
PO BOX 115  
DURANT, FL 33530

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 1381

## **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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**COUNTY OF SUMTER (Petitioner)**

File #: CE2021-0054

vs.

**DURANT, PROPERTIES LLC (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):

CE2021-0054

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.

CE2021-0054

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.

2. Property Owner(s):

DURANT, PROPERTIES LLC

3. Location of Violation: SW 41st St., Webster, FL 33597

4. Legal Description of Property where violation exists:

Parcel #: R14C009

Section/Township/Range: 142221

Subdivision:

Tract:

Block:

Lot(s):

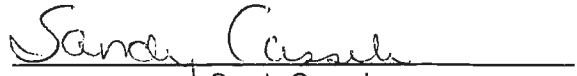
Legal Description (partial):

NE 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS R/W RANCH 9 OR 162 PG 659

5. Date Violation first Observed: 2/11/2021
6. Date Property owner issued notice of violation: 3/3/2021
7. Date of Notice of Violation Inspection: 3/19/2021

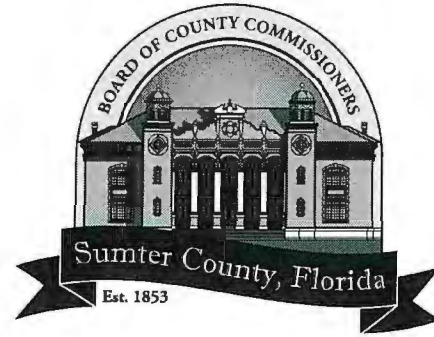
The undersigned Code Secretary hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the laws of Sumter County have failed as aforesaid, and that the violation should be referred to the Code Special Master, Sumter County for a public hearing.

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 #: CE2021-0054

vs.

DURANT, PROPERTIES LLC (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 Friday, April 16, 2021, he posted a copy of the Request for Hearing at the property upon which the violation exists.

The property is known as: Address: SW 41st St., Webster, FL 33597

Section/Township/Range: 142221

Subdivision:

Tract:

Block:

Lot(s):

Legal Description (partial):

NE 1/4 OF SE 1/4 OF NE 1/4 OF NE 1/4 LESS R/W RANCH 9 OR 162 PG 659

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 Friday, April 16, 2021.

KEVIN VANN

Before me the above named Inspector, who personally known to me, did appear and execute this Proof of Notice this Friday, the 16th day of April, 2021.

NOTARY PUBLIC

