

Attorney Questionnaire

Inspector: Kevin Vann

File #: CE2021-0063 OR 2 PG _____ Zoning: RR 2.5C2

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: MCKAY, ANDREW D

Tenant Name: _____

Was a Notice of Hearing sent for today? Yes No How? _____ Certified Mail? Yes No
Posting? Yes No 4/15/21

What is the General Location of this property? Oxford Parcel #: C02-043

What is the Property Address? 13706 NE 13TH ST, Oxford, FL 34484

When did this case begin? 2/18/21

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?

CE2021-0063

13-431A-4.410 MOTOR VEHICLE EQUIP SALVAGE YARD

Principle Use - Land use zone, Motor vehicle/equipment salvage yard, requires a special use permit and is allowed on ID, Industrial zoned lands after approval.

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6-104.(4) NUISANCES-INOPERABLE

The accumulation of in excess of one (1) inoperable vehicle on an individual lot or parcel at any one time within the unincorporated areas of Sumter County shall constitute prima facie evidence of maintaining a nuisance, injurious to health, which such conditions shall not be deemed to be all inclusive. Exempt from this provision 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.

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2009 I.P.M.C.

302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

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Neighborhood impact.

Any negative impact of the home occupation on the appearance of the subject parcel and surrounding neighborhood shall be minimized by proper maintenance of all buildings, other structures, and grounds in an orderly and neat appearance. Without limiting the generality of the foregoing, the following shall be observed:

(1)

Outdoor display of goods is prohibited.

(2)

One sign, not to exceed ten (10) square feet in area and without illumination, shall be allowed.

(3)

The total gross area used to conduct the home occupation (residence, accessory structures and outside storage areas) shall not exceed the lessor of five (5) percent of the parcel's area or five thousand (5,000) sq. ft.

(4) Any storage of materials or goods shall be inside of a fully enclosed building where practical. Where outside storage is required due to size requirements, that storage area shall be fully enclosed by durable, one hundred (100) percent opaque materials to a height sufficient to completely screen the stored items. This screening shall be maintained in good repair and appearance at all times.

(5) All equipment, tools and processes used to conduct the home occupation must be maintained in proper working order to minimize noise, fumes, dust, odor, vibration, glare, or electrical interference.

(6) Any accessory structures or areas used to conduct the home occupation must be maintained in good appearance at all times.

(7) Where activities in a partially enclosed building or outdoor activities (including storage areas) are conducted as part of the home occupation, a setback of two hundred (200) feet from any off-site residence shall be maintained. The PZSM may increase or reduce this setback for good cause shown.

(8) Where the home occupation is conducted totally within a fully enclosed building, the setbacks of the zoning district of the subject property shall apply, unless the potential for adverse impacts upon neighboring property exists. If such is the case, the PZSM shall determine the setbacks required.

(9) Home occupations shall be limited to 8:00 a.m. to 6:00 p.m., Mondays through Fridays exclusive of holidays recognized and observed by the county commission. The PZSM may alter or extend these days and hours for good cause shown. This restriction applies not only to the opening of the business to the public, but also to any activities associated with the home occupation, except for passive activities such as bookkeeping, sewing, painting and other similar art work.

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 4/15/2021

When was the last time you visited the property? 4/15/2021

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 20, 2021

Case: CE2021-0063

Name: MCKAY, ANDREW D

<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
RFH Inspection 04/15/2021 KV	50.00
NOV Inspection 03/26/2021 KV	50.00
CNV Inspection 03/09/2021 KV	50.00
Initial Inspection 02/18/2021 KV	50.00
Total Costs	312.70

*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: C02-043

<< Next Lower Parcel | Next Higher Parcel >>

2020 Certified Values

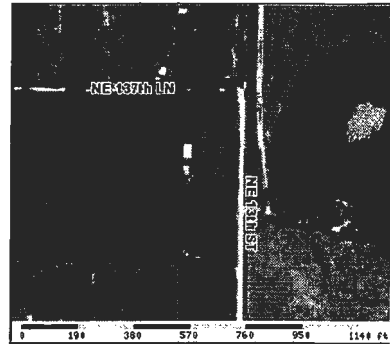
Parcel List Generator | Retrieve Tax Record | Show Bldg Sketch
 2020 TRIM (pdf) | GIS Map | Print

Result: 1 of 1

Owner & Property Info

Owner's Name	MCKAY ANDREW D		
Site Address	13706 NE 13TH ST, OXFORD, FL 34484		
Mail Address	13706 NE 13TH ST, OXFORD, FL 34484		
Use Desc. (code)	MOBILE HOME (00200)		
Sec/Twp/Rng	02/18/22	Neighborhood	1001
Year Built	1998	Tax District	County (1001)
Heated Area	2280 (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 N1/2 OF THE FOLLOWING: COMM AT SW COR OF E1/2 OF NW1/4 RUN E 116.33 FT TO POB CONT E 180.12 FT N 1243.42 FT W 180.12 FT S 1243.21 FT TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$27,240.00
Market Value	\$134,420.00
Assessed Value	\$108,340.00
Total Taxable Value	\$58,340.00
Exemptions	01 - Homestead \$25,000 02 - Additional Homestead \$25,000

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
08/2016	3151/356	WD	I (U)	\$130,000.00	MCKAY ANDREW D
02/2014	2753/10	CD	I (U)	\$100.00	MCKAY MICHAEL W
11/2013	2699/367	FJ	I (U)	\$0.00	MCKAY MICHAEL W
03/1998	677/192	WD	V (U)	\$100.00	MCKAY MICHAEL W & TEENA

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 5 (MHR6)	Wall Type 1	1998	BA5=2280 SF

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

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Acreage 2.1-3.9 AC (O103M)	2.57 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Utility 2 (UT2)	1.00 (14.00 x 40.00)	1900
2	Garage 2 (GAR2)	1.00 (20.00 x 28.00)	1900
3	Polebrn Truss WO Con (BR2)	1.00 (36.00 x 24.00)	2006

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, 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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