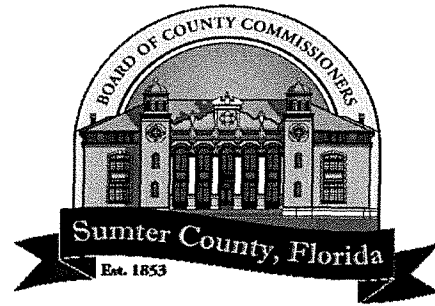


Board of County Commissioners Sumter County, Florida

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



SUMTER COUNTY CODE ENFORCEMENT SPECIAL MASTER

SUMTER COUNTY

Political subdivision of the State of Florida

Petitioner,

VS.

KARMEN K DUNCAN

Respondent(s)

CASE #: CE2022-0128

ORDER

THIS CASE came to be heard by the Sumter County Special Master (SM) on July 28, 2022. Pursuant to Chapter 162, Florida Statutes and Sumter County Ordinance 2008-02, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is ORDERED as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at Address: 2227 CR 452, Lake Panasoffkee, FL 33538. The Property is described as: Folio No.: F32C055, Legal Description: S-T-R: 321922

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2. That KARMEN K DUNCAN is/are the current owner(s) of record of the Property.
3. On May 18, 2022, Sumter County Code Compliance Department served written Notice of Violation to KARMEN K DUNCAN.
4. Pursuant to the Notice of Violation, all violations were to be corrected and the Property brought into compliance with Sumter County Codes on or before the date included in the notice.

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

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.

5. That a Notice of Hearing dated June 22, 2022, concerning the above-stated violations was served on KARMEN K

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6. That the following were in attendance and provided testimony and/or evidence at the public hearing:

The Respondent was not present

CONCLUSION OF LAW

7. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent’s history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation as follows:

- 13-611(E) RESIDENTIAL ACCESSORY USES
- 6-104.(4) NUISANCES-INOPERABLE

8. Respondent(s) is/are to correct the above violation(s) on or before October 26, 2022, and pay staff costs. Upon Development Services receipt of an Affidavit of Non-Compliance from a Sumter County Inspector stating that the violations have not been corrected by the date set forth, staff costs will be payable and a fine of 25.00 per day shall commence for each and every day any violation described herein continues past October 26, 2022. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT STAFF AT(352) 689-4460, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO SUMTER COUNTY’S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

9. Section 162.11, Florida Statutes, provides as follows:
 162.11 Appeals. - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.
10. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed and the Property sold to enforce such lien. If such lien is filed, you will be assessed all cost incurred in recording and
11. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Attorney is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED THIS 4 DAY OF August,
2022

COUNTY OF SUMTER
CODE ENFORCEMENT SPECIAL MASTER

BY: [Signature]
SPECIAL MASTER

ATTEST:

[Signature]
Administrative Services Division - Records and Information Specialist