



# DRAFT

## Board of Sumter County Commissioners

Minutes from the Special Master Hearing held October 27, 2022  
Held at the Courthouse  
215 E. McCollum Ave  
Historic Courtroom  
Bushnell, FL 33513

Present R. Lee Hawkins, Jr. – Special Master, Jessica Douglas – Secretary, Kevin Vann – Code Inspector, Jeanette Keller – Assistant Building Official and Jennifer Rey – Hogan Law Firm Attorney

Special Master Hawkins called the Hearing to order at 9:00 AM.

Special Master Hawkins led the Pledge of Allegiance.

### 1. MINUTES

#### a. Minutes from August 26, 2022 Special Master Meeting

The minutes were entered into the record by the Special Master

### 2. Secretary Swore in Sumter County Inspectors

### 3. REPORTS AND INPUT

#### a. Affidavit of Compliance

##### 1. CE2022-0112/CE-22-06544

Name: Tom Rohrer  
Compliance Date: October 4, 2022  
Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

##### 2. CE2021-0425/CE-22-08217

Name: Property Owners of Anglers Haven  
Compliance Date: September 19, 2022  
Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

##### 3. CE2022-0080/CE-22-06691

Name: Joseph Harris  
Compliance Date: September 9, 2022

Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

**4. CE2022-0110/CE-22-06549**

Name: Larry Musser

Compliance Date: August 30, 2022

Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

**5. CE2022-0174/CE-22-02455**

Name: Hope Demons

Compliance Date: October 24, 2022

Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

**6. CE2022-0177/CE-22-02456**

Name: Hope Demons

Compliance Date: October 24, 2022

Status: Compliant with No Outstanding Costs

Special Master Hawkins approved the Affidavit of Compliance.

**b. Post-Hearing Affidavit of Non-Compliance Proceeding to Filing Lien (For Information Only)**

**CE2022-0077/CE-22-06688**

Lois Martin & James Noe

No Action Taken

**CE2022-0105/CE-22-06551**

Ollie & Linda Beckett & Dawn Beckett

No Action Taken

**CE2022-0114/CE-22-06259**

Audrey Lewis

No Action Taken

**CE2022-0150/CE-22-06458**

Norma Jean William & Dawn Gianunzio

No Action Taken

**CE2022-0152/CE-22-06152**

Falcon Investment Corp of Tampa

No Action Taken

**CE2022-0179/CE-22-03180**

Kenneth & Marion Strong

No Action Taken

**c. Pre-Hearing Compliance (For Information Only)**

**CE2022-0198/CE-22-05656**

Charles Abisalih

No Action Taken

**CE2022-0214/CE-22-05392**

Rosa Brito

No Action Taken

<b>CE2022-0216/CE-22-06112</b> No Action Taken	Madelyn Runck, Derek Runck & Desirea Anderson
<b>CE2022-0221/CE-22-06119</b> No Action Taken	Joseph Marzo
<b>CE2022-0228/CE-22-06162</b> No Action Taken	Timothy Noell
<b>CE2022-0230/CE-22-06163</b> No Action Taken	Adelbert Crosby
<b>CE2022-0233/CE-22-06180</b> No Action Taken	Michael & Debbie Yarborough
<b>CE2022-0239/CE-22-06214</b> No Action Taken	Kayley Bueno & Jaime Bueno
<b>CE2022-0245/CE-22-06233</b> No Action Taken	Rodney Crowley
<b>CE2022-0249/CE-22-06295</b> No Action Taken	Jimmy & Sharon Cash
<b>CE-W2022-0005/CE-22-06479</b> No Action Taken	Stephanie Kirnes
<b>CE-W2022-0006/CE-22-06477</b> No Action Taken	Kenneth & Marion

#### 4. CODE ENFORCEMENT HEARINGS

**a. Case#: CE2022-0201/CE-22-05005**

Name: DGI Properties, LLC  
Address: 751 NW 111<sup>th</sup> Ln, Oxford, FL 34484  
Violations: LDC Sec. 13-332(b).3 Action on Application – Conditions  
LDC Sec. 13-333. – Post-approval actions  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent DGI Properties, LLC was not present. Keith Arago, an attorney from Bogin, Munz and Munz, was present and stated his client was hospitalized yesterday. He requested a continuance and another extension due to the untimely death of her daughter. The County Attorney expressed concern granting the extension due to fees and the number of times the hearing has been rescheduled.

Special Master Hawkins continued the case to the November 17, 2022 meeting.

**b. Case#: CE2022-0170/CE-22-06124**

Name: Dagoberto Morales & Yony Velasquez  
Address: 8929 CR 624 A, Bushnell, FL 33513  
Violations: 13-431A-1.124 Fowl Low Int

Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent was present with a translator, Christian Gonzales. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on May 23, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 14, 2022, and it was not in compliance with FBC Section 105 Permits [A] 105.1 as a permit was not applied for to enclose the back porch. 13-431A-1.3124 FOWL LOW INT was removed from the list of violations as the chickens have been removed from the property. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted photos of the violations (County Composite Exhibit B), taken on August 12, 2022 and October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of FBC Section 105 Permits [A] 105.1. Special Master Hawkins gave the Respondent 60 days to bring the property into compliance and pay staff costs of \$410.52 immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**c. Case#: CE2022-0226/CE-22-06106**

Name: Rattray Farm LLC  
Address: 9000 CR 702, Center Hill, FL 33514  
Violations: LDC Sec. 13-655. - Race tracks for motor vehicles accessory to residential uses  
LDC Sec. 13-333 (E)(1)(b). - Post-approval actions  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The respondent Tom Rattray was present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on June 27, 2022. The County Attorney provided background for the case. This property does not have a homestead exemption. Staff's last visit to the property was October 17, 2022, and it was not in compliance with LDC Sec. 13-655. - Race tracks for motor vehicles accessory to residential uses and LDC Sec. 13-333 (E)(1)(b). - Post-approval actions. The property still has tracks and jumps in place.

Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record. Three videos submitted by witness Myra Scott, (County Composite Exhibit C-1, 446 taken on July 25, 2022), (County Composite Exhibit C-2, 441 taken on July 19), and (County Composite Exhibit C-3, 445 taken on July 22, 2022), into the record.

Special Master Hawkins found the Respondent in violation of LDC Sec. 13-655. - Race tracks for motor vehicles accessory to residential uses; LDC Sec. 13-333 (E)(1)(b). Special Master Hawkins gave the Respondent 60 days to bring the property into compliance and pay staff costs of \$353.83 immediately. If the property is not in compliance in 60 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$50.00 daily fine.

**d. Case#: CE2022-0165/CE-22-06130**

Name: Priscilla Hernandez  
Address: 4788 SW 74<sup>th</sup> Rd, Bushnell, FL 33513

Violations: 13-51. (A)(3)(A) PERMITTING OCCUPANCY  
2009 I.P.M.C. 108.1.3 Structure Unfit for Human Occupancy  
FBC Section 105 Permits [A] 105.1 Required  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Priscilla Hernandez was present with Larry Hernandez speaking for her, as she is hearing impaired. A Notice of Hearing was sent via certified mail regarding the code case that began on May 19, 2022. This property has a homestead exemption. Staff's last visit to the property was August 12, 2022, and was not in compliance with FBC Section 105 Permits [A] 105.1 Required. Removed from the list of violations 13-51.(A)(3)(A) PERMITTING OCCUPANCY; 2009 I.P.M.C. 108.1.3 Structure Unfit for Human Occupancy; 2009 I.P.M.C. 301.3 Vacant Structures and Land. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (8) photos of the violations (County Composite Exhibit B), taken on August 12, 2022, into the record.

Special Master Hawkins found the Respondent in violation of FBC Section 105 Permits [A] 105.1 Required. Special Master Hawkins gave the Respondent 90 days to bring the property into compliance and pay staff costs of \$340.48 immediately. If the property is not in compliance in 90 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**e. Case#: CE2022-0225/CE-22-06159**

Name: Ralph Grundberg  
Address: 1364 CR 605, BUSHNELL, FL 33513  
Violations: 6-104.(2) NUISANCES-TRASH & DEBRIS  
6-104.(4) NUISANCES-INOPERABLE  
6-104.(5) NUISANCES-GRASS  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Ralph Grundberg was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 6, 2022. This property has a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with 6-104.(2) Nuisances-Trash & Debris; 6-104.(4) Nuisances-Inoperable; 6-104.(5) Nuisances-Grass; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (15) photos of the violations (County Composite Exhibit B), taken on September 16, 2022 and October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 6-104.(2) Nuisances-Trash & Debris; 6-104.(4) Nuisances-Inoperable; 6-104.(5) Nuisances-Grass; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Special Master Hawkins gave the Respondent 90 days to bring the property into compliance and pay staff costs of \$347.83 immediately. If the property is not in compliance in 90 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**f. Case#: CE2022-0231/CE-22-06165**

Name: Philip Colwell  
Address: 1677 CR 434A, Lake Panasoffkee, FL 33538  
Violations: 2009 I.P.M.C 108.1.1 Unsafe Structures  
2009 I.P.M.C 108.1.5 Dangerous Structure or Premises

Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Philip Colwell was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 12, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with 2009 I.P.M.C 108.1.1 Unsafe Structures; 2009 I.P.M.C 108.1.5 Dangerous Structure or Premises. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (5) photos of the violations (County Composite Exhibit B), taken on September 15, 2022 and October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 2009 I.P.M.C 108.1.1 Unsafe Structures; 2009 I.P.M.C 108.1.5 Dangerous Structure or Premises. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**g. Case#: CE2022-0232/CE-22-06178**

Name: Jose Bernabe  
Address: 2200 CR 437B, Lake Panasoffkee, FL 33538  
Violations: 13-431A-1.124 FOWL LOW INT  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Jose Bernabe was present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 13, 2022. This property does have a homestead exemption. Staff's last visit to the property was October 14, 2022, and it was not in compliance with 13-431A-1.3124 FOWL LOW INT; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (4) photos of the violations (County Composite Exhibit B), taken on October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 13-431A-1.3124 FOWL LOW INT; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**h. Case#: CE2022-0234/CE-22-06185**

Name: Ralph Emery Jr.  
Address: 9406 CR 641, Bushnell, FL 33513  
Violations: 13-431A -1.121 Farm Animals Low  
13-611(E) Residential Accessory Uses  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Ralph Emery Jr. was not present A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July

15, 2022. This property has a homestead exemption. Staff's last visit to the property was October 17, 2022, and was not in compliance with 13-431A -1.121 Farm Animals Low; 13-611(E) Residential Accessory Uses; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (5) photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 13-431A -1.121 Farm Animals Low; 13-611(E) Residential Accessory Uses; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**i. Case#: CE2022-0235/CE-22-06188**

Name: The Refuge at Jumper Creek, Inc.  
Address: 4912 SE 7 Dr, Bushnell, FL 33513  
Violations: FBC Section 105 Permits [A] 105.1 Required  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent James Chrome, Director of The Refuge at Jumper Creek, Inc., was present. A Notice of Hearing was sent via certified mail regarding the code case that began on July 18, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 17, 2022, and was not in compliance with FBC Section 105 Permits [A] 105.1 Required in regards to three mobile homes on the property. One mobile home was sold and removed, the second was sold and they are waiting for removal and the third is pending permitting for installation. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (4) photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record.

Special Master Hawkins found the Respondent in violation of FBC Section 105 Permits [A] 105.1 Required. Special Master Hawkins gave the Respondent 90 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 90 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**j. Case#: CE2022-0237/CE-22-06207**

Name: Madelyn & Craig Runck  
Address: 2018 CR 426, Lake Panasoffkee, FL 33538  
Violations: 6-104.(4) Nuisances - Inoperable  
E.3.1.2 SHC 307.4 SHC Sanitation Req-care pf Premises  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent was not present. A Notice of Hearing was sent via certified mail regarding the code case that began on July 20, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with E.3.1.2 SHC 307.4 SHC Sanitation Req-care pf Premises, 6-104.(4) Nuisances – Inoperable was removed from this case due to compliance prior to the inspection; Mr. Vann submitted the case file (County Composite Exhibit A) into the

record. Mr. Vann submitted (5) photos of the violations (County Composite Exhibit B), taken on October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 2009 I.P.M.C. 308.1 Accumulation of rubbish or garbage; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.70 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**k. Case#: CE2022-0238/CE-22-06210**

Name: Hugh Lee  
Address: 754 CR 485, LAKE PANASOFFKEE, FL 33538  
Violations: 2009 I.P.M.C. 304.7 Roofs and Drainage 2009  
I.P.M.C. 305.3 Interior Surfaces 2009  
I.P.M.C. 305.4 Stairs and Walking Surfaces 2009  
I.P.M.C 604.3 Electrical system hazards  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent Hugh Lee was present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 20, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with 2009 I.P.M.C. 304.7 Roofs and Drainage 2009; I.P.M.C. 305.3 Interior Surfaces 2009; I.P.M.C. 305.4 Stairs and Walking Surfaces 2009; I.P.M.C 604.3 Electrical system hazards. Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (13) photos of the violations (County Composite Exhibit B), taken on October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 2009 I.P.M.C. 304.7 Roofs and Drainage 2009; I.P.M.C. 305.3 Interior Surfaces 2009; I.P.M.C. 305.4 Stairs and Walking Surfaces 2009; I.P.M.C 604.3 Electrical system hazards. Special Master Hawkins gave the Respondent 120 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 120 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**l. Case#: CE2022-0242/CE-22-06216**

Name: David C McNabb  
Address: 7203 CR 651, BUSHNELL, FL 33513  
Violations: 2009 I.P.M.C. 301.3 Vacant structures and land  
6-104.(5) NUISANCES-GRASS  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 21, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 17, 2022, and was not in compliance with 2009 I.P.M.C. 301.3 Vacant structures and land; 6-104.(5) NUISANCES-GRASS; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (6) photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record.



Special Master Hawkins found the Respondent in violation of 2009 I.P.M.C. 301.3 Vacant structures and land; 6-104.(5) NUISANCES-GRASS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**m. Case#: CE2022-0243/CE-22-06218**

Name: David C McNabb  
Address: 7196 CR 651, BUSHNELL, FL 33513  
Violations: 2009 I.P.M.C. 301.3 Vacant structures and land  
6-104.(5) NUISANCES-GRASS  
Inspector: Kevin Vann  
Recommendation: **Find in Non-Compliance**

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 21, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 17, 2022, and was not in compliance with 2009 I.P.M.C. 301.3 Vacant structures and land; 6-104.(5) NUISANCES-GRASS; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (5) photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 2009 I.P.M.C. 301.3 Vacant structures and land; 6-104.(5) NUISANCES-GRASS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**n. Case#: CE2022-0247/CE-22-06292**

Name: Vicky Stechmann  
Address: 7889 NE 42ND TER, WILDWOOD, FL. 34785  
Violations: 13-431A -1.121 FARM ANIMALS LOW  
13-431A -1.124 FOWL LOW INT  
Inspector: Kevin Vann  
Recommendation: **Find in Non-Compliance**

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 25, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 13, 2022, and was not in compliance with 13-431A -1.121 FARM ANIMALS LOW; 13-431A -1.124 FOWL LOW INT; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (4) photos of the violations (County Composite Exhibit B), taken on October 13, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 13-431A -1.121 FARM ANIMALS LOW; 13-431A -1.124 FOWL LOW INT. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$373.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**o. Case#: CE2022-0252/CE-22-06312**

Name: Larry & Roberta Wingard  
Address: 6495 CR 154B, WILDWOOD, FL 34785  
Violations: 6-104.(5) NUISANCES-GRASS  
Inspector: Kevin Vann  
Recommendation: Find in Pre-Hearing Compliance

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on July 27, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 13, 2022, and was not in compliance with 6-104.(5) Nuisances-Grass. Statement submitted from William Cornell that the property was put in compliance as of October 16, 2022 (County Composite A).

An affidavit was submitted by the property owner along with photos proving the property has been mowed. Special Master Hawkins found the respondent in pre-hearing compliance of 6-104.(5) Nuisances-Grass and there is no further action to be taken.

**p. Case#: CE2022-0256/CE-22-06331**

Name: David & Angela Lipps  
Address: 4555 NE 33RD LN, WILDWOOD, FL 34785  
Violations: 6-104.(2) NUISANCES-TRASH & DEBRIS  
Inspector: Kevin Vann  
Recommendation: Find in Non-Compliance

The Respondents were present. A Notice of Hearing was sent via certified mail regarding the code case that began on August 3, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 13, 2022, and was not in compliance with 6-104.(2) NUISANCES-TRASH & DEBRIS; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (2) photos of the violations (County Composite Exhibit B), taken on October 13, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 6-104.(2) NUISANCES-TRASH & DEBRIS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$393.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**q. Case#: CE2022-0259/CE-22-06346**

Name: Charlie & Debora Bronson  
Address: 3567 CR 626N, BUSHNELL, FL. 33513  
Violations: 6-104.(4) NUISANCES-INOPERABLE  
13-611(E) RESIDENTIAL ACCESSORY USES  
FBC Section 105 Permits [A] 105.1 Required  
Inspector: Kevin Vann  
Recommendation: Find in Non-Compliance

The Respondents Charlie & Debora Bronson were present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on August 4, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with 6-104.(2)

Nuisances-Trash & Debris; 13-611(E) Residential Accessory Uses; FBC Section 105 Permits [A] 105.1 Required; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (2) photos of the violations (County Composite Exhibit B), taken on October 14, 2022, into the record.

Mrs. Bronson shared a copy of an email stating they have an appointment to obtain needed approved engineering plans for the shed. She asked that future mailing be sent to the correct address. She was informed that by County statute mailings were required to be sent to the statutory address on file. Any errors need to be corrected by the property owners.

Special Master Hawkins found the Respondent in violation of 6-104.(2) Nuisances-Trash & Debris; 13-611(E) Residential Accessory Uses; FBC Section 105 Permits [A] 105.1 Required. Special Master Hawkins gave the Respondent 60 days to bring the property into compliance and pay staff costs of \$393.87 plus any additional staff costs immediately. If the property is not in compliance in 60 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**r. Case#: CE2022-0263/CE-22-06811**

Name: Allen West  
Address: 2638 CR 412, LAKE PANASOFFKEE, FL 33538  
Violations: 2009 I.P.M.C. 308 RUBBISH AND GARBAGE  
2009 I.P.M.C. 304.7 Roofs and Drainage  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance**

The Respondents were not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on August 16, 2022. This property does have a homestead exemption. Staff's last visit to the property was October 14, 2022, and was not in compliance with 2009 I.P.M.C. 308 RUBBISH AND GARBAGE; 2009 I.P.M.C. 304.7 Roofs and Drainage; E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (8) photos of the violations (County Composite Exhibit B), taken on October 14, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 6-104.(2) NUISANCES-TRASH & DEBRIS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$393.87 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**s. Case#: CE2022-0296/CE-22-10022**

Name: Lamar & Martin Calhoun  
Address: 12892 CR 727, WEBSTER, FL 33597  
Violations: Sec. 4-7(d) – Public Nuisance Animals  
Inspector: Master Deputy B. Day, Deputy D. Fender  
**Recommendation: Found in Compliance**

The Respondents' sister, Sherry Calhoun, was present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on

August 16, 2022. This property does have a homestead exemption. The Sheriff's Office last visit to the property was September 14, 2022, and was not in compliance with Sec. 4-7(d) – Public Nuisance Animals; Ms. Rey submitted the case file (County Composite Exhibit A) into the record. The complainant submitted (2) audio files of the violations (County Composite Exhibit B), taken on August 16, 2022 and September 14, 2022, into the record. The officers submitted record dated October 2, 2022 stating dogs not a nuisance. Sherry Calhoun stated that five of the eight original dogs have been rehomed.

Special Master Hawkins found the Respondent in compliance. Special Master Hawkins pay staff costs of \$106.65 plus any additional staff costs immediately. If any additional complaints on the same issue within 90 days then a new case will be opened.

**t. Case#: CE-22-11363**

Name: Rea Ard  
Address: 1677 N C 470, LAKE PANASOFFKEE, FL 33538  
Violations: 6-104.(5) NUISANCES-GRASS  
Inspector: Kevin Vann  
Recommendation: Find in Non-Compliance

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on October 7, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 13, 2022, and was not in compliance with 6-104.(5) NUISANCES-GRASS; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (9) photos of the violations (County Composite Exhibit B), taken on October 13, 2022, into the record. Ms.Rey and Mr. Vann noted that the property owner is a repeat violator and went to the January 27, 2022 hearing for case CE2021-0415 for 6-104.(5) NUISANCES-GRASS.

Special Master Hawkins found the Respondent in violation of 6-104.(5) NUISANCES-GRASS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$246.65 plus any additional staff costs immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**u. Case#: CE-C2022-0002/CE-22-03708**

Name: Robert Peralta  
Address: 1130 N Church St, Coleman, FL. 33521  
Violations: Ordinance No. 2000-5 Section 3 Nuisances  
Inspector: Kevin Vann  
Recommendation: Find in Non-Compliance

The Respondent was not present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on June 14, 2022. This property does have a homestead exemption. Staff's last visit to the property was October 13, 2022, and was not in compliance with Ordinance No. 2000-5 Section 3 Nuisances; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (7) photos of the violations (County Composite Exhibit B), taken on October 13, 2022, into the record.

Special Master Hawkins found the Respondent in violation of 6-104.(2) NUISANCES-TRASH & DEBRIS. Special Master Hawkins gave the Respondent 30 days to bring the property into compliance and pay staff costs of \$410.48 plus any additional staff costs

immediately. If the property is not in compliance in 30 days, the Respondent will be responsible for any additional incurred staff costs associated with the case and a \$25.00 daily fine.

**v. Case#: CE-W2022-0007/CE-22-06783**

Name: Mrs. Est W T Whittington  
Address: 88 SE 3 ST, WEBSTER, FL 33597  
Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land  
Inspector: Kevin Vann  
**Recommendation: Found in Compliance**

The Respondents were present. A Notice of Hearing was sent via certified mail and the property was posted regarding the code case that began on August 16, 2022. This property does not have a homestead exemption. Staff's last visit to the property was October 17, 2022, and was not in compliance with 2009 I.P.M.C. 301.3 Vacant Structures and Land; Mr. Vann submitted the case file (County Composite Exhibit A) into the record. Mr. Vann submitted (5) photos of the violations (County Composite Exhibit B), taken on October 17, 2022, into the record.

Special Master Hawkins found property in its natural state to be considered in compliance, no further action to be taken.

**w. Case#: CE2022-06682**

Name: Carlos Torres  
Address: 2284 Lowery Street, Bushnell, FL 33513  
Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land  
2009 I.P.M.C 108.1.1 Unsafe Structures  
Inspector: Kevin Vann  
**Recommendation: Found in Non-Compliance**

A Request for Extension was received via email prior to the Hearing due to the time expiring for correction of the violations on the property. The owner intends to remove the structure completely from the property and is requesting additional time.

Special Master Hawkins extended the deadline by 60 days.

**5. Adjourn**

Special Master Hawkins adjourned the meeting at 12:55 PM