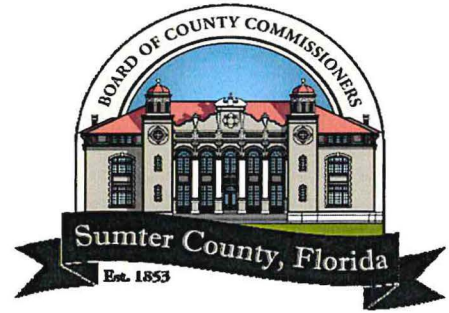


***Board of County Commissioners
Sumter County, Florida***

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.

VAN, TRAN THI , Respondent(s)

2805 CR 423

LAKE PANASOFFKEE. FL 33538

CASE #: CE2022-0284/CE-22-09096

ORDER

THIS CASE came to be heard by the Sumter County Special Master (SM) on December 15, 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: 2805 CR 423, Lake Panasoffkee, FL 33538. The Property is described as: Folio No.: F31B118, Legal Description: S-T-R: 31/19/22

LOTS 10 & 11 BLOCK 14 PANACOOCHEE RET UNIT 2 PB 3 PG 14

2. That VAN, TRAN THI is/are the current owner(s) of record of the Property.
3. On October 6, 2022, Sumter County Code Compliance Department served written Notice of Violation to VAN, TRAN THI.
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.

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.

6-104.(2) NUISANCES-TRASH & DEBRIS

The accumulation of rubbish, trash, garbage, or other solid waste materials in violation of any existing state law, regulation or ordinance 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.

9489 0090 0027 6456 3065 87

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.

6-104.(5) NUISANCES-GRASS

The overgrowth of any herbaceous and/or woody plant life over twenty-four (24) inches high in any residential or commercially classified land in 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.

5. That a Notice of Hearing dated November 14, 2022, concerning the above-stated violations was served on VAN, TRAN THI.
6. That the following were in attendance and provided testimony and/or evidence at the public hearing:
The respondent was 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:
E.3.1.2 SHC 307.4 SHC SANITATION REQ-CARE OF PREMISES
6-104.(2) NUISANCES-TRASH & DEBRIS
6-104.(4) NUISANCES-INOPERABLE
6-104.(5) NUISANCES-GRASS
8. Respondent(s) is/are to correct the above violation(s) on or before February 13, 2023, and pay staff costs immediately (see attached). Upon Administrative 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, any additional 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 February 13, 2023. **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

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 19 DAY OF December, 2022

COUNTY OF SUMTER
CODE ENFORCEMENT SPECIAL MASTER

BY: **ROY HAWKINS** Digitally signed by ROY HAWKINS
Date: 2022.12.19 14:44:05 -05'00'

SPECIAL MASTER

ATTEST: **Emily Estep** Digitally signed by Emily Estep
DN: cn=Emily Estep, o=Sumter County BOCC,
ou=Administrative Services,
email=emily.estep@sumtercountyfl.gov, c=US
Date: 2022.12.19 15:44:40 -05'00'

SUMTER COUNTY ADMINISTRATION

STATEMENT OF CODE CASE COSTS

Date: December 16, 2022
Case: CE2022-0284/CE-22-09096
Name: VAN, TRAN THI

Item	Amount
STAFF COSTS*	
Initial Inspection 09/14/2022 KV	70.00
CNV Inspection 10/04/2022 KV	70.00
NOV Inspection 10/21/2022 KV	70.00
RFH Inspection 12/02/2022 KV	70.00
HEARING Inspection 2/14/2023 KV	70.00
POSTAGE COST	
CNV LETTER	0.57
NOV LETTER	6.65
RFH LETTER	6.65
FOF LETTER	6.65
ADMINISTRATIVE COSTS	100.00
Total Costs	470.52

*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).