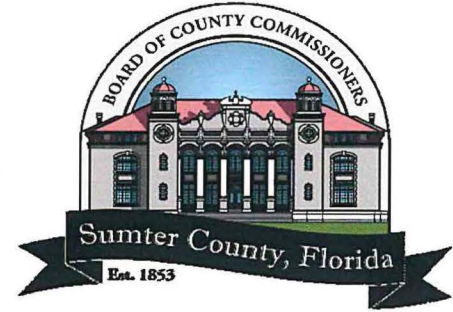


Board of County Commissioners Sumter County, Florida

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.

HUGH LEE , Respondent(s)

PO Box 641

Webster, FL 33597

CASE #: CE2022-0238/CE-22-06210

ORDER

THIS CASE came to be heard by the Sumter County Special Master (SM) on October 27, 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: 754 CR 485, Lake Panasoffkee. The Property is described as: Folio No.: J09A102, Legal Description: S-T-R: 9/20/22

LOT 102 BLK 1 PANASOFFKEE RETREATS PB 3 PG 10

2. That HUGH LEE is/are the current owner(s) of record of the Property.
3. On August 9, 2022, Sumter County Code Compliance Department served written Notice of Violation to HUGH LEE.
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.

2009 I.P.M.C.

304.7 Roofs and drainage.

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

2009 I.P.M.C.

305.3 Interior surfaces.

All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster. decayed wood and other defective surface conditions shall be corrected.

"2009 I.P.M.C. 305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair."

"2009 I.P.M.C. 604.3 Electrical system hazards. Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard."

5. That a Notice of Hearing dated September 26, 2022, concerning the above-stated violations was served on HUGH LEE.
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:

"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.

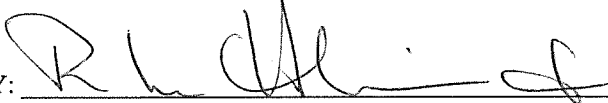
8. Respondent(s) is/are to correct the above violation(s) on or before February 24, 2023, and pay staff costs immediately (see attached). Upon completion of Post Hearing Inspection, additional fees will be due in the amount of \$70.00. Upon Development Services receipt of an Affidavit of Non-Compliance from a Sumter County Inspector stating that the violations have not been corrected by the date set forth, 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 24, 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 7 DAY OF November, 2022

COUNTY OF SUMTER
CODE ENFORCEMENT SPECIAL MASTER

BY: 
SPECIAL MASTER

ATTEST:


SUMTER COUNTY ADMINISTRATION