

# Attorney Questionnaire

Inspector: Kevin Vann

File #: CE-22-15828 OR 3311 PG 159 Zoning: RR5

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: Carl Stephens

Tenant Name: \_\_\_\_\_

Was a Notice of Hearing sent for today?  Yes  No How? Certified Mail?  Yes  No

Posting  Yes  No \_\_\_\_\_

What is the General Location of this property? \_\_\_\_\_ Parcel #: J23-118

What is the Property Address? 1972 SE 14TH PL, SUMTERVILLE, FL 33585

When did this case begin? 11/30/22

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?**

2009 I.P.M.C.

SCC. LDC Violation

Sec. 13-431. - Principal uses.

(a)Principal uses. As indicated by the land use permit requirements of article II, division 3, the principal or main use(s) and associated structures of a property shall be allowed as one (1) of the following:(1)Permitted use. This use is hereby established as the general use(s) in the various zoning districts, as specified in Table 13-431A, and is a use of right when in compliance with the requirements of this chapter.(2)Special use. This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted.(3)Conditional use. This use is hereby established to conditionally allow specified uses that, because of their unique characteristics, are not permitted as a matter of right, special use or otherwise allowed by this code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns for the community. Therefore, it is the intent of the commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use permit is not a permit of right and there is no presumption that such a permit will be granted. Principal uses only allowed as conditional uses are specified in Table 13-431A, and may be approved for a period of time as specified by the commission.(b)Change in principal use.(1)Substantial change. A substantial change in the principal use of property occurs whenever the essential character or nature of the activity conducted on the property changes to the extent that:a.The new principal use is not a permitted use, orb. The new principal use is permitted, but substantially different than the original use, orc. The new principal use is a different special or conditional use than the one (1) previously approved, see section division 5 of article III.(c)Table of principal uses.(1)Table of uses.a.Table 13-431A lists the various principal land uses and indicates in which zoning districts the uses are permissible as permitted, special or conditional uses. This table should be read in close conjunction with section 13-200 Definitions, section 13-312(a) Exempt development (3) Agricultural classification, and the other interpretative provisions set forth in this code.b.Subject to other provisions of this chapter, the letter designations P, S, and C in Table 13-431A, when used in connection with a particular use, shall mean the following:1.The letter "P" means that the use is a permitted use in the indicated zoning district.2.The letter "S" means that the use is a special use in the indicated zoning district.3.The letter "C" means that the use is a conditional use in the indicated zoning district.(2)Non-listed uses. Because the list of uses set forth in the Table 13-431A cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that are similar in nature, size and effect on the community. The director shall have the authority to classify uses not included in this table. Notwithstanding the above, all uses that are not listed in the table, are prohibited unless approved by the director.(3)Mixed uses. Whenever a development could fall within more than one (1) land use description in Table 13-431A, the description that most closely resembles the development shall be used.

2009 I.P.M.C.

SCC. LDC Violation

Sec. 13-312. - Development classifications.

To provide an appropriate level of review and approval, all proposed development shall be classified by the director as either exempt, minor or major development according to the criteria below. An application for a development permit for all non-exempt development shall include sufficient information to allow the director to determine the appropriate classification. This classification shall then determine which permitting procedure presented in section 13-341 shall be required. Exempt development shall not require any review or permitting under this chapter. Classifications are defined as follows:

(b) Minor development. Unless exempted in subsection (a), a development activity shall be designated a minor development if it does not exceed any of the following criteria:

(2) Site development/activity. a. New development generating less than seven hundred fifty (750) average daily vehicle trips. b. Construction of new impervious surface less than four thousand (4,000) square feet. c. Excavation of more than two thousand (2,000) cu. yd. but not more than ten thousand (10,000) cu. yd. (i.e. 150"x150"x12") per parcel. d. Community water supply system wellfields, and accessory facilities, of not more than two hundred fifty thousand (250,000) gallons per day capacity. e. Wastewater treatment facilities of not more than two hundred fifty thousand (250,000) gallons per day capacity and/or effluent disposal facilities of not more than five hundred thousand (500,000) gallons per day capacity. f. Reserved. g. Activities filling or re-contouring land that require a surface water management permit from the Southwest Florida Water Management District. h. Land application of septage or sludge.

Does this property have Homestead Exemption?  Yes  No

Was there any response from the property owner?  Yes  No

Is the property owner a repeat offender?  Yes  No

If Yes, which violations: \_\_\_\_\_

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 2/9/2023

When was the last time you visited the property? 2/9/2023

Is property in compliance now?  Yes  No

What is staff's recommendation? Pay staff costs of \$470.52 immediately and a \$25.00 per day fine for every day after the compliance date

**Witness has chance to ask questions of Inspector or state anything they want into record.**

# STATEMENT OF CODE CASE COSTS

Date: February 20, 2023

Case: CE-22-15858

Name: STEPHENS, CARL

Item	Amount
<b>STAFF COSTS*</b>	
Initial Inspection 11/30/2022 KV	70.00
CNV Inspection 12/19/2022 KV	70.00
NOV Inspection 01/11/2023 KV	70.00
RFH Inspection 02/09/2023 KV	70.00
Hearing Inspection TBD 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
<b>Total Costs</b>	<b>470.52</b>

\*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).

PARCEL ID: J23-118

[Print](#) [Return to View Page](#)

Owner & Property Info

Owner's Name	STEPHENS CARL		
Site Address	1972 SE 14TH PL, SUMTERVILLE, FL 33585		
Mall Address	305 SOUTHLAND PL, BUSHNELL, FL 33513		
Use Desc. (code)	AG/ MH W/TAGS (05250)		
Sec/Twp/Rng	23/20/22	Neighborhood	1003
Year Built	2008	Tax District	County(1001)
Heated Area	1960 (SF)	Market Area	5
Description	<b>NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.</b>		
S 1/2 OF N 1/2 OF W 1/2 OF E 1/2 OF NE 1/4 LESS THE FOLLOWING DESC: BEG AT NE COR OF S 1/2 OF N 1/2 OF W 1/2 OF E 1/2 OF NE 1/4 RUN S 258 FT THENCE W 240 FT THENCE S 112.50 FT THENCE W 420.97 FT THENCE N 370.50 FT THENCE E 660.71 FT TO POB			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values

Land Value	\$5,000.00
Market Value	\$136,960.00
Assessed Value	\$105,210.00
Total Taxable Value	\$105,210.00
Exemptions	None

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale VII (Qual)	Sale Price	Grantor
09/2017	<a href="#">3311/159</a>	WD	I (Q)	\$105,000.00	STEPHENS CARL
05/2000	<a href="#">808/11</a>	WD	I (Q)	\$80,000.00	RAY KENNETH D & CARRIE L
03/2000	<a href="#">794/71</a>	WD	I (Q)	\$58,400.00	MURPHY TIMOTHY W & DOROTHY M
12/1969	<a href="#">0/0</a>		I (U)	\$0.00	MURPHY TIMOTHY W & DOROTHY M

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
<a href="#">Show Sketch</a>	Mobile Home	M H 6 (MHR6)	Wood	2008	BAS=1960 SF
Note: All S.F. calculations are based on <u>exterior</u> building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Improved Pasture(6010M)	4.04 Acre		
	HOMESITE(5000M)	1 Acre		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	Polebrn Truss WO Con (BR2)	1 (60 x 60)	1900

DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser's 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.

Notice:

Under Florida Law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.