

Attorney Questionnaire

Inspector: Deputy K. Bridgeman, Corporal C. McPeters

File #: CE-23-10118 OR 2369 PG 312 Zoning: R4C

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: MCCANTS, TOSHI V

Tenant Name: BAKER, TERKELGIN

Was a Notice of Hearing sent for today? Yes No How? Certified Mail? Yes No
Posting Yes No 7/14/23

What is the General Location of this property? COLEMAN Parcel #: F35A135

What is the Property Address? 2717 PINE AVE, COLEMAN, FL 33521

When did this case begin? 11/9/22

Has the Sumter County Sheriff's Office been called to this property for a noise violation? Yes No

What dates did the Sumter County Sheriff's Office visit the property and confirm noise violations? 11/9/2022 and 6/4/2023

What were those violations?

Chap. 4 Article 6 Sec. 16-108. - Specific prohibitions.

The following specified acts and circumstances are hereby declared to constitute prohibited noise disturbances in residential areas in violation of this article; provided however, such enumeration is not and shall not be deemed to be exclusive; provided further that all other acts and circumstances meeting the definition of noise disturbance are likewise declared to be in violation of this article.

(1) Radios, televisions, musical instruments and similar devices, and amplified human voice. Playing or permitting the playing of any radio, television, musical instrument or similar device, whether amplified or not amplified, or amplifying the human voice in such a manner or with such volume as to annoy or disturb the quiet, comfort and repose of a reasonable person in any type of residence or place of business; provided, however, this prohibition shall not apply to officially sanctioned outdoor entertainment activities in the downtown or urban areas within developments of regional impact, or other master planned communities, so long as such events terminate not later than 10:00 p.m.

(2) Neighborhood parties and disturbances. Sounds originating from a residence or residential common area as a result of a party or other activities which may otherwise not be considered a noise disturbance under section 16-105 but arises to a noise disturbance due to the time of day or evening.

(3) Barking dogs. Allowing a dog to bark, howl, or whine continuously between the hours of 9:00 p.m. to 6:00 a.m. until such noise arises to the level of a noise disturbance under section 16-105. Any person or entity cited for a violation under this specific subsection shall not be subject to the penalties in this article. Instead, any person or entity cited for a violation under this specific subsection shall be subject to the penalties set forth in chapter 4 of the Sumter County Code.

(4) Maintenance operations. Operation of equipment associated with the following activities between 9:00 p.m. and 6:00 a.m.: lawn care; soil cultivation; irrigation maintenance; night landscaping; maintenance of trees, hedges and gardens; the use of lawn mowers, saws, and tractors; tree trimming and limb clipping.

(5) Residential addition and renovation construction. All residential additions and renovation construction for which the county has issued a development permit, provided such activity does not occur between 9:00 p.m. and 6:00 a.m.

The sheriff's office may defer enforcement against the owner of the animal to Sumter County Animal Services in accordance with chapter 4 of the Sumter County Code if the deputy is unable to personally observe the barking, howling, or whining to determine whether such noise arises to the level of a noise disturbance as defined under section 16-105.

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: _____

Did the Sumter County Sheriff's Office create reports? Yes No

Who were the reporting officers? Deputy K. Bridgeman, Corporal C. McPeters

Were any photographs or videos submitted by the Sumter County Sheriff's Office? Yes No

Who took the photos and/or videos? _____

When was the last time the Sumter County Sheriff's Office visited the property? 6/4/2023

What is staff's recommendation?

Staff costs plus a penalty to be in consideration of Section 4-21(a)(2) - Citation Penalties. The maximum civil penalty for a civil fraction is five hundred dollars (\$500.00), to be paid within 30 days.

Witness has chance to state anything they want into record.

Monday July 17, 2023

Page 2 of 2

STATEMENT OF CODE CASE COSTS

Date: 7/17/2023
Case: CE-23-10118
Name: MCCANTS TOSHI V

		Amount
ADMINISTRATION COSTS		
Code Enforcement Administrative Fee	CODEADMIN	100.00
INSPECTIONS		
Code Enforcement Inspection - Posted Hearing Notice 7/14/2023	CODEINSP	70.00
POSTAGE		
Code Enforcement RFH Letter	SC-CERFH	6.85
Code Enforcement FOF Letter	SC-CEFOF	7.18
Code Enforcement Non-Compliance Letter - Compliance TBD	SC-CENCOML	7.18
	Total Costs	191.21

***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: F35A135

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

Owner & Property Info

Owner's Name	MCCANTS TOSHI V		
Site Address	2717 PINE AVE, COLEMAN, FL 33521		
Mail Address	PO BOX 863, COLEMAN, FL 33521		
Use Desc. (code)	SINGLE FAMILY (00100)		
Sec/Twp/Rng	35/19/22	Neighborhood	3015
Year Built	2009	Tax District	Coleman(3003)
Heated Area	1548 (SF)	Market Area	5
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
THE E 71 FT OF S 104 FT OF LOT 4 BLK 6 ULTRA CITY PB 1 PG 52			

GIS Aerial



2022 Aerial Imagery

Property & Assessment Values: 2022 Certified Tax Roll Values and Exemptions, as of January 1, 2022

Land Value		\$1,860.00
Market Value		\$173,670.00
Assessed Value		\$113,240.00
Total Taxable Value		\$63,240.00
Exemptions	01 - Homestead	\$ 25,000.00
	02 - A Additional Homestead	\$ 25,000.00

Sales History

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantor
10/2011	2369/312	FJ	I (U)	\$0.00	MCCANTS TOSHI V
03/2009	2058/78	CD	I (U)	\$100.00	MCCANTS TOSHI V
07/2006	1955/144	QC	I (U)	\$100.00	MCCANTS TOSHI V
02/1987	339/623	WD	I (Q)	\$5,000.00	JOHNSON LESLIE ALFRED

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Single Family	Res 500 (R5)	Block	2009	BAS=1548 SF GAR=400 SF OP=161 SF
Note: All S.F. calculations are based on <u>exterior</u> building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
	Ultra City(3007R)	71 Front Feet	71	104

Misc Features

#	Description (code)	Units (dims)	Eff. Year
	N O N E		

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.