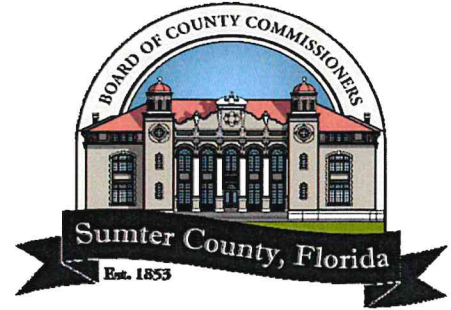


# ***Board of County Commissioners Sumter County, Florida***

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.

PEREZ, TANIA & FRANCIS, GEOFFREY D, Respondent(s)

2630 CR 426C

LAKE PANASOFFKEE, FL 33538

**CASE #: CE-23-01653**

### **ORDER**

THIS CASE came to be heard by the Sumter County Special Master (SM) on April 27, 2023. 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: 2630 CR 426C, LAKE PANASOFFKEE, FL 33538. The Property is described as: Folio No.: F31C147, S-T-R: 31/19/22, Legal Description:  
  
LOTS 7 AND 8, BLOCK 22, PANA-COO-CHEE RETREATS, UNIT 3, AS RECORDED IN PLAT BOOK 3, PAGE 16, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
2. That PEREZ, TANIA & FRANCIS, GEOFFREY D is/are the current owner(s) of record of the Property.
3. On February 23, 2023, Sumter County Code Compliance Department served written Notice of Violation to PEREZ, TANIA & FRANCIS. GEOFFREY D.
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.

#### **2009 I.P.M.C. 304.1.1 Unsafe conditions**

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing Building Code as required for existing buildings: 1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength; 2 The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects; 3. Structures or components thereof that have reached their limit state; 4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight; 5. Structural members that have evidence of

deterioration or that are not capable of safely supporting all nominal loads and load effects; 6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects; 7 Exterior walls that are not anchored to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly anchored or are not capable of supporting all nominal loads and resisting all load effects, 8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effects; 9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects; 10.Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; 11 Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects, 12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects; or 13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

5. That a Notice of Hearing dated March 15, 2023, concerning the above-stated violations was served on PEREZ, TANIA & FRANCIS, GEOFFREY D.
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  
2009 I.P.M.C. 304.1.1 Unsafe conditions
8. Respondent(s) is/are to correct the above violation(s) on or before July 26, 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 \$10.00 **per day** shall commence for each and every day any violation described herein continues past July 26, 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 1 DAY OF May, 2023

COUNTY OF SUMTER  
CODE ENFORCEMENT SPECIAL MASTER

BY: **ROY HAWKINS** Digitally signed by ROY HAWKINS  
Date: 2023.05.01 11:00:04 -04'00'  
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: 2023.05.01 11:24:23 -04'00'  
SUMTER COUNTY ADMINISTRATION

## STATEMENT OF CODE CASE COSTS

Date: April 17, 2023

Case: CE-23-01653

Name: TANIA PEREZ & GEOFFREY D FRANCIS

Item	Amount
<b>STAFF COSTS*</b>	
Initial Inspection 02/01/2023 KV	70.00
CNV Inspection 02/22/2023 KV	70.00
NOV Inspection 03/14/2023 KV	70.00
RFH Inspection 04/14/2023 KV	70.00
POSTAGE COST	
CNV LETTER	0.60
NOV LETTER	6.85
RFH LETTER	6.85
FOF LETTER	6.85
COMPLIANCE TBD LETTER	6.85
ADMINISTRATIVE COSTS	100.00
Hearing Inspection TBD KV	70.00
<b>Total Costs</b>	<b>478.00</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).



Cityworks PLL

Receipt#: 10604

Date: 4/27/2023

**Payment Receipt**

**Paid By** TANIA PEREZ

Invoice #	Case Type	Case Number	Sub Type
	SC-CODEENF	CE-23-01653	

Tender Type/Description	Amount
CHECK- Check	478.00
<b>Sub Total:</b>	<b>478.00</b>

**Fees:**

Fees Code / Description	Amount
CODEADMIN- Code Enforcement Administrative Fee	100.00
CODEINSP- Code Enforcement Inspection	70.00
CODEINSP- Code Enforcement Inspection	70.00
CODEINSP- Code Enforcement Inspection	70.00
CODEINSP- Code Enforcement Inspection	70.00
CODEINSP- Code Enforcement Inspection	70.00
SC-CECNV- Code Enforcement CNV Letter	0.60
SC-CEFOF- Code Enforcement FOF Letter	6.85
SC-CENCOML- Code Enforcement Non-Compliance Letter	6.85
SC-CENOV- Code Enforcement NOV Letter	6.85
SC-CERFH- Code Enforcement RFH Letter	6.85
<b>Sub Total:</b>	<b>478.00</b>

**Total Amount Due: 478.00**  
**Total Payment: 478.00**