



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Special Master Hearing

April 27, 2023

**9:00 AM**

215 E. McCollum Ave.,

Historic Courtroom

Bushnell, FL 33513

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Any person requiring reasonable accommodation at this meeting because of disability, physical impairment, or interpretation needs should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785 (352) 689-4400 at least two days before the meeting.

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MEETING IS CALLED TO ORDER BY SPECIAL MASTER

FLAG SALUTE

**1. MINUTES**

**a. Minutes from Special Master Meeting 3-30-2023**

Documents:

[Draft Special Master Minutes 03-30-2023.pdf](#)

**2. Secretary Swears in Sumter County Inspectors**

**3. REPORTS & INPUT**

**a. Affidavit of Compliance**

**b. Post-Hearing Affidavit of Non-Compliance Proceeding to Filing Lien (For Information Only)**

CE-23-01152

Timothy Noell

**c. Pre-Hearing Compliance (For Information Only)**

CE-23-01172

Christian Pegg

CE-23-01703

Jay-ne Collins

4. CODE ENFORCEMENT HEARINGS

a. CE-22-14142

Name: Randall Clark

Address: 1790 SW 80TH Ave , Bushnell, FL. 33513

Violations: 6-104.(4) Nuisances -Inoperable  
6-104.(2) Nuisances – Trash & Debris  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of  
Premises  
Sec. 13-611 (e) Residential Accessory Uses

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**

**and a \$50 per day fine for every day past the  
compliance date**

Documents:

[Attorney Questionnaire, case costs, etc. \(4\).pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc. \(3\).pdf](#)

b. CE-23-01153

Name: Diva R. Layden

Address: SR 50, Webster, FL 33597

Violations: 2009 I.P.M.C. 301.3 Vacant Structures & Land

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**

**and a \$25 per day fine for every day past the  
compliance date**

Documents:

Attorney Questionnaire, case costs, etc..pdf  
Courtesy Notice of Violation, Notice of Violation, etc.pdf

c. CE-23-01165

Name: Bernadine M. Bartz  
Address: 5923 SW 20<sup>th</sup> Dr, Bushnell, FL 33513  
Violations: FBC Section 105 Permits [A] 105.1 Required

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs immediately**  
**and a \$25 per day fine for every day past the compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

d. CE-23-01480

Name: Britney & Brandon Thomas  
Address: 9736 CR 705, Center Hill, FL 33514  
Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises

6-104.(2) Nuisances – Trash & Debris

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs immediately**  
**and a \$10 per day fine for every day past the compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

e. **CE-23-01653**

Name: Tania Perez & Geoffrey Francis

Address: 2630 CR 426C, Lake Panasoffkee, FL 33538

Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of  
Premises

2009 I.P.M.C. 304.1.1 Unsafe Conditions

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**

**and a \$10 per day fine for every day past the  
compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

f. **CE-23-01802**

Name: Roberto Rodriguez & Yadigna Diaz

Address: 4543 CR 707, Webster, FL 33597

Violations: 2009 I.P.M.C. 108.1.3 Structure Unfit for Human  
Occupancy

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**

**and a \$25 per day fine for every day past the  
compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

g. **CE-23-01883**

Name: Robert L. Frost

Address: 2231 CR 543, Sumterville, FL 33585

Violations: 13-364 Kennel Commercial

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs immediately**

**and a \$25 per day fine for every day past the compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

h. **CE-23-02345**

Name: Green Scene Land & Water Group Inc.

Address: 1807 SR 471, Sumterville, FL 33585

Violations: FBC Section 105.1 Permits [A] 105.1 Required  
Sec 13-341 – Principal Uses

Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs immediately**

**and a \$25 per day fine for every day past the compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

i. **CE-23-02450**

Name: Raj Badal  
Address: 4819 E C-48, Center Hill, FL 33514  
Violations: FBC Section 105.1 Permits [A] 105.1 Required  
2009 I.P.M.C 108.1.3 Structure Unfit for Human  
Occupancy  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**  
**and a \$25 per day fine for every day past the  
compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

j. **CE-23-02883**

Name: Riley & Britney & Bethany Northington  
Address: 4105 S US 301, Bushnell, FL 33513  
Violations: 2009 I.P.M.C 108.1.1 Unsafe Structures  
Inspector: Kevin Vann

**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**  
**and a \$10 per day fine for every day past the  
compliance date**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

k. **CE-23-04456**

Name: Connie & Curtis Thoreson

Address: 1007 CR 437, Lake Panasoffkee, FL 33538

Violations: Sec. 4-7 (d) – Public Nuisance Animals

Inspector: Master Deputy B. Day & Deputy D. Fender

**Recommendation: Find in Non-Compliance, pay staff costs immediately**

**and a penalty not to exceed \$500.00.**

Documents:

[Attorney Questionnaire, case costs, etc..pdf](#)  
[Courtesy Notice of Violation, Notice of Violation, etc.pdf](#)

5. **ADJOURN**

**Contact Us:**

[administrative.services@sumtercountyfl.gov](mailto:administrative.services@sumtercountyfl.gov)