



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Special Master Hearing

July 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 6-15-2023

Documents:

[Draft Special Master Minutes 06-15-2023.pdf](#)

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

#### 3. REPORTS & INPUT

##### a. Affidavit of Compliance

###### 1. CE-22-12721

Name:	Drinda, Mark, & Margaret Strawbridge
Compliance Date:	June 14, 2023
Status:	Compliant with No Outstanding Costs
<b>Recommendation:</b>	<b>Approval</b>

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\) - Extension.pdf](#)

2. CE-22-14142

Name: Randall Clark  
Compliance Date: June 27, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\).pdf](#)

3. CE-23-01750

Name: Linda D. Whatley  
Compliance Date: July 17, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\).pdf](#)

4. CE-23-01802

Name: Roberto & Yadigna Rodriguez  
Compliance Date: July 18, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\) Signed.pdf](#)

5. CE-23-07632

Name: John J. Antony  
Compliance Date: July 5, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\).pdf](#)

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

CE-23-01480 Britney & Brandon Thomas  
CE-23-03281 Iris M. Wright  
CE-23-03520 Brenda Brown  
CE-23-04593 AGM Painting & Services LLC  
CE-23-05628 Pernell & Latricia Williams

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

CE-23-06773 Dinah C. Herman  
CE-23-08898 Brassboys Enterprises Inc  
CE-23-10027 Drinda C. & Mark W. Strawbridge

4. **OLD BUSINESS**

a. **CE-23-01653**

Name: Tania Perez & Geoffrey Francis  
Address: 2630 CR 426C, Lake Panasoffkee, FL. 33538  
Violations: 2009 I.P.M.C. 304.1.1 Unsafe Conditions  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of  
Premises  
Ordered Compliance Date: July 27, 2023  
**Recommendation: Approve the requested additional 30 days**  
Documents:

[Finding of Facts \(OIF\) Signed.pdf](#)  
[Extension Request.pdf](#)

5. **CODE ENFORCEMENT HEARINGS - COUNTY**

a. **CE-23-01153**

Name: Diva R. Layden  
Address: SR 50, Webster, FL 33597  
Violations: 2009 I.P.M.C. 301.3 Vacant Structures and Land  
Inspector: Kevin Vann  
**Recommendation: Find in Compliance and pay staff costs immediately**  
Documents:

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

b. **CE-23-02450**

Name: Raj Badal  
Address: 4819 E C-48, Center Hill, FL 33514  
Violations: 2009 I.P.M.C. 108.1.3 Structure unfit for human occupancy

FBC Section 105 Permits [A] 105.1 Required  
Kevin Vann

Inspector:  
**Recommendation:**  
**immediately**

**Find in Non-Compliance, pay staff costs  
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-23-06138**

Name: Ralph & Miranda Padgett-Cinicola  
Address: 4561 NE 32<sup>ND</sup> Rd, Wildwood, FL 34785  
Violations: 2009 I.P.M.C. 304.7 Roofs and Drainage  
E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of

Premises

6-104.(2) Nuisances – Trash & Debris

Inspector:  
**Recommendation:**  
**immediately**

Kevin Vann  
**Find in Non-Compliance, pay staff costs  
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-23-06146**

Name: Lee Jennings Tillis  
Address: 13015 SW 36th Dr, Webster, FL 33597  
Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of  
Premises

6-104.(2) Nuisances – Trash & Debris  
Article 2. Camping Site

Inspector:  
**Recommendation:**  
**immediately**

Kevin Vann  
**Find in Non-Compliance, pay staff costs  
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](#)

e. **CE-23-06365**

Name: SDJ Corp; MK3 Plus Software LLC  
Address: 6596 E SR 44, Wildwood, FL 34785  
Violations: LDC Violation Sec. 13-656. - Internet cafés  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance, pay staff costs immediately**  
**and a \$100 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-23-06386**

Name: Jerreld E. & Lavene McNeal  
Address: 12297 SR 471, Webster, FL 33597  
Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care of Premises  
6-104.(4) Nuisances – Inoperable in Excess of One Sec. 13-611(e) Residential Accessory 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](#)

g. **CE-23-07049**

Name: Cecil Creech & Cynthia Davis  
Address: 2141 CR 429, Lake Panasoffkee, FL 33538  
Violations: 6-104.(4) Nuisances - Inoperable  
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](#)

h. **CE-23-08240**

Name: Willard & Justin Harrison  
Address: CR 219, Wildwood, FL 34785  
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](#)

6. **CODE ENFORCEMENT HEARINGS - CITIES**

a. **CE-23-06085**

Name: Mykola Sytnyk & Inna Ielnikova  
Address: 3074 CR 521, Wildwood, FL 34785  
Violations: FBC Section 105 Permits [A] 105.1 Required  
Ordinance No. 2000-5 Section 3 Nuisances  
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](#)

b. **CE-23-10118**

Name: Toshi V. McCants  
Address: 2717 Pine Ave, Coleman, FL 33521  
Violations: Chap. 4 Article 6 Sec. 16-108-1 - Specific prohibitions  
Inspector: Kevin Vann

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

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

Documents:

[Attorney Questionnaire, Case Costs, etc.pdf](#)  
[Notice of Hearing, Request for Hearing, Proof.pdf](#)

c. **CE-23-11557**

Name: Alfredo & Lorene Arredondo  
Address: 298 S Washington Ave, Center Hill, FL 33514  
Violations: Sec. 4-7(d) - Public Nuisance Animals  
Inspector: Deputy B. Sargent & Deputy C. Pivetz  
**Recommendation: Find in Non-Compliance, pay staff costs immediately**  
**and a penalty not to exceed \$500.00.**

Documents:

[Attorney Checklist - Noise Violations.pdf](#)  
[Notice of Hearing, Request for Hearing, etc.pdf](#)

**7. ADJOURN**

**Contact Us:**

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