



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Special Master Hearing

August 31, 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 Hearing 7-27-2023**

Documents:

[Draft Special Master Minutes 07-27-2023.pdf](#)

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

### 3. REPORTS & INPUT

#### a. Affidavit of Compliance

1. CE-23-01653

Name: Tania Perez & Geoffrey Francis  
Compliance Date: August 28, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

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

2. CE-23-03325

Name: Billy & Marie Sizemore  
Compliance Date: July 26, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

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

3. CE-23-04593

Name: AGM Painting & Services LLC  
Compliance Date: June 26, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

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

4. CE-23-11557

Name: Alfredo & Lorene Arredondo  
Compliance Date: August 28, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

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

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

CE-23-07049	Cecil Creech & Cynthia Davis
CE-23-08430	Jorge Abdel
CE-23-09130	Julia L. Harris
CE-23-10313	Gary Teeters, Nora Stewart, & Cary Teeters
CE-23-10540	Clifton & Darlene Beasley
CE-23-11642	William & Casey Robertson

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

CE-23-07049	Cecil Creech & Cynthia Davis
CE-23-08430	Jorge Abdel
CE-23-09130	Julia L. Harris
CE-23-10313	Gary Teeters, Nora Stewart, & Cary Teeters
CE-23-10540	Clifton & Darlene Beasley
CE-23-11642	William & Casey Robertson

4. **CODE ENFORCEMENT HEARINGS - COUNTY**

a. **CE-23-08951**

Name:	Daniel C. McCormic
Address:	4923 CR 306A, Lake Panasoffkee, FL. 33538
Violations:	SCC. LDC Violation Sec. 13-715. - Tanks
Inspector:	Kevin Vann
<b>Recommendation:</b>	<b>Find in Non-Compliance, pay staff costs immediately</b>
	<b>and a \$10 per day fine for every day past the compliance date</b>

Documents:

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

b. **CE-23-09512**

Name: Trending Luxuries LLC  
Address: 2558 N C-470, Lake Panasoffkee, FL. 33538  
Violations: 2009 I.P.M.C. 304.18.2 Windows  
2009 I.P.M.C. 308.1 Accumulation of Rubbish or  
Garbage

2009 I.P.M.C. 308.2 Disposal of Rubbish  
2009 I.P.M.C. 308.2.1 Rubbish Storage Facilities  
6-104.(2) Nuisances -Trash & Debris  
6-104.(5) Nuisances-Grass

Inspector: Kevin Vann

**Recommendation:  
immediately**

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

**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](#)

c. **CE-23-10322**

Name: Ronald Troy Carnes & Christy Creger  
Address: 709 CR 485A, Lake Panasoffkee, FL 33538  
Violations: Sec. 13-611(e) Residential Accessory Uses  
6-104.(2) Nuisances – Trash & Debris  
6-104.(4) Nuisances – Inoperable in Excess of One

Inspector: Kevin Vann

**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](#)

d. **CE-23-10541**

Name: AH Capstone LLC  
Address: 5195 Warm Springs Ave, Wildwood, FL. 34785  
Violations: 6-104.(5) Nuisances-Grass  
2009 I.P.M.C. 301.3 Vacant Structures and 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](#)

5. **CODE ENFORCEMENT HEARINGS - CITIES**

a. **CE-23-06472**

Name: Victor & Abigail Benitez  
Address: 125 Vermont Ave, Center Hill, FL 33514  
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](#)

b. **CE-23-10118**

Name: Toshi V. McCants  
Address: 2717 Pine Ave, Coleman, FL. 33521  
Violations: Chap. 4 Article 6 Sec. 16-108. - Specific  
Prohibitions  
Inspector: Kevin Vann  
**Recommendation: Find in Non-Compliance, pay staff costs  
immediately**  
**and a penalty to be paid within 30 days, to be  
in  
consideration of Section 4-21(a)(2) - Citation  
Penalties  
not to exceed \$500.00**

Documents:

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

6. ADJOURN

**Contact Us:**

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