



## BOARD OF SUMTER COUNTY COMMISSIONERS

### Special Master Hearing

September 28, 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 8-31-2023**

Documents:

[Draft Special Master Minutes 08-31-2023.pdf](#)

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

### 3. REPORTS & INPUT

#### a. Affidavit of Compliance

1. CE-22-06210

Name: Hugh H Lee  
Compliance Date: June 23, 2023  
Status: Compliant with No Outstanding Costs  
**Recommendation: Approval**

Documents:

[Affidavit of Compliance - Unsigned.pdf](#)  
[Finding of Facts \(OIF\) - Extension CE-22-06210.pdf](#)

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

CE-23-05435	AQ Old Mill LLC
CE-23-05457	Manor Green Investments LLC
CE-23-06085	Mykola & Ielnikova Syntyk
CE-23-08240	Willard & Justin Harrison

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

CE-23-11763	714 E Morgan Street LLC
CE-23-11847	Terry L Kennedy Jr
CE-23-13266	Vista Oaks Estates LLC

### 4. CODE ENFORCEMENT HEARINGS - COUNTY

#### a. CE-23-09177

Name: Timothy Iams & Cortenay Zimmerman  
Address: 11469 CR 229, Oxford, FL. 34484  
Violations: 6-104.(2) Nuisances – Trash & Debris  
6-104.(5) Nuisances – Grass  
6-104.(4) Nuisances – Inoperable in Excess of One  
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](#)

b. **CE-23-11312**

Name: Brad M & Brian P DuPuis  
Address: 2075 SW 68<sup>th</sup> LN, 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](#)

c. **CE-23-11616**

Name: Etalia Villages LLC  
Address: Hancock Dr, Wildwood, FL. 34785  
Violations: 2009 I.P.M.C. S 302.4 Weeds  
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](#)

d. **CE-23-11731**

Name: Horac Harrison & Inell Newbold Est  
Address: 22 CR 482S, Lake Panasoffkee, FL. 33538  
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](#)

e. **CE-23-12006**

Name: Ivan & Julia Timofyeyev  
Address: 2837 CR 426E, Lake Panasoffkee, FL. 33538  
Violations: Sec. 13-611(e) Residential Accessory Uses  
6-104.(4) Nuisances-Inoperable in Excess of One  
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](#)

f. **CE-23-12158**

Name: Linda D Whatley  
Address: 14275 CR 737, Webster, FL. 33597  
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](#)

g. **CE-23-13476**

Name: Jennifer L Tiefke & Thomas Coggin  
Address: 1088 CR 437, Lake Panasoffkee, FL. 33538  
Violations: E.3.1.2 SHC 307.4 SHC Sanitation Req-Care  
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.pdf](#)  
[Notice of Hearing, Request for Hearing, Proof.pdf](#)

h. **CE-23-14584**

Name: Hugh H Lee  
Address: 1522 CR 434, Lake Panasoffkee, FL. 33538  
Violations: 2009 I.P.M.C. 304.7 Roofs and Drainage  
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.pdf](#)  
[Notice of Hearing, Request for Hearing, Proof.pdf](#)

5. **CODE ENFORCEMENT HEARINGS - CITIES**

a. **CE-23-10118**

Name: Terkelgin M. Baker  
Address: 2717 Pine Ave, Coleman, FL 33521  
Violations: Chap. 4 Article 6 Sec. 16-108. - Specific prohibitions  
Inspector: Deputy K. Bridgeman, Corporal C. McPeters  
**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.pdf](#)  
[Notice of Hearing, Request for Hearing, Proof.pdf](#)

b. **CE-23-11733**

Name: Vollie & Vivian Gavin  
Address: 871 NW 6<sup>th</sup> St, Webster, FL. 33597  
Violations: 2009 I.P.M.C. 504.1 General  
2009 I.P.M.C. 504.3 Plumbing System Hazards  
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. ADJOURN

**Contact Us:**

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