



120 E. Pomelo Street  
Lake Alfred, FL 33850

Ph.: (863) 291-5748  
Fax: (863) 298-5403

**AGENDA**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**COMMISSION CHAMBERS, CITY HALL**  
**August 20, 2015**  
**3:00 P.M.**

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**CALL TO ORDER: Magistrate Heather Christman**

**SWEAR IN: Magistrate Heather Christman**

**APPROVAL OF MINUTES: June 18, 2015**

**NEW CASES**

Case no.: 15-06-129 / Jerry Branham / 135 N Ramona Closed

Case no.: 15-06-126 / Isaiah Fisher / 280 W Harbord St. Deferred

Case no.: 15-06-117 / Ashley Rameharran / 385 S Echo St. Closed

Case no.: 15-06-123 / George Williams / 525 Midway Ave. Closed

Case no.: 15-07-156 / 1145 S Nekoma Land Trust / 1145 S Nekoma Ave.

Case no.: 15-07-160 / Syndicated Homes LLC / Alfred Drive E.

**Certification of Abatement Cost**

James Lewis / 780 Martin Luther King Jr. St.

Terry Franklin / 625 E Grapefruit

Estate of Florine Lollar / 865 S Lake Shore Way

Tax Ease Florida REO, LLC / 0 Tangerine Ave.

Estate of Nena Mae Burton / 695 Orange Ave.

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**August 20, 2015**

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**Case no.: 15 07 156 / 1145 S Nekoma Land Trust / 1145 S Nekoma**

**ATTACHMENTS:**

- Notice of Hearing with Certified Mail Receipt
- Notice to Correct Violation
- Photographs
- Applicable Code Excerpt

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

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## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: August 6, 2015

CASE NO.: 15-07-156

CITY OF LAKE ALFRED

VS.

1145 S Nekoma Land Trust  
PO Box 1320  
Port Richey, FL 34673-1320

RE: 1145 S Nekoma Ave.  
LAKE ALFRED, FL 33850  
PARCEL ID 262805 523000 000470

### NOTICE OF HEARING

You are hereby notified that on Thursday, August 20, 2015, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5743.

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

Signed this 6nd day of August 2015.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657751

First Class Mail

*Mamie Drane*

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Recording Secretary

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1145 S Nekoma Land Trust  
PO Box 1320  
Port Richey, FL 34673-1320

2. Article Number

(Transfer from service label)

7013 3020 0002 3065 7751

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Steve Jensen

C. Date of Delivery

8/12/15

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued 7/15/15

Case Number 15-07-156

Property Address 1145 S Nekoma Ave Lake Alfred

Parcel ID # 262805523000000470

Property Owner 1145 Trust

Mailing Address Port Richey Fl

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input checked="" type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input checked="" type="checkbox"/>	Other: Person living shed in back yard	<b>24 Hrs</b>

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail       Certified Mail  
 Hand Delivery             Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).





**SECTION 302  
EXTERIOR PROPERTY AREAS**

**302.4 Weeds and overgrowth.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches in height. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided that the term weeds shall not include cultivated flowers, cultivated gardens and Central region plants listed on the most current edition of the Florida-Friendly Plant List issued by the University of Florida Institute of Food and Agricultural Sciences, so long as such flowers, gardens and plants are maintained in an aesthetically pleasing manner and do not constitute a dangerous or nuisance condition as determined in the sole discretion of the Code Official; provided further however that all noxious weeds shall be prohibited.

**SECTION 108**  
**UNSAFE STRUCTURES AND EQUIPMENT**

**108.1 General.** When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**108.1.1 Unsafe structures.** An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

**108.1.2 Unsafe equipment.** Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

**108.1.3 Structure unfit for human occupancy.** A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

**108.1.4 Unlawful structure.** An unlawful structure is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

**108.1.5 Dangerous structure or premises.** For the purpose of this code, any structure or premises that has any or all of the conditions or defects described below shall be considered dangerous.

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the requirements for existing buildings identified in Chapter 553, Florida Statutes, the Florida Building Code, the Florida Fire Prevention Code or the Florida Life Safety Code.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. Any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.
4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.
5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason,

- is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.
6. The building or structure, or any portion thereof, is clearly unsafe for its use and occupancy.
  7. The building or structure is neglected, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or structure to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or structure for committing a nuisance or an unlawful act.
  8. Any building or structure that has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the approved building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.
  9. A building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for habitation or in such a condition that is likely to cause sickness or disease.
  10. Any building or structure, because of lack of sufficient or proper fire-resistance related construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the code official to be a threat to life or health.
  11. Any portion of a building remaining on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
 120 E Pomelo Street  
 Lake Alfred, FL 33850  
 863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

1145 S Nekoma Land Trust  
 PO Box 1320  
 Port Richey, FL 34673-1320

*Respondent*

\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this “Findings of Fact, Conclusions of Law and Order” pursuant to §§162.07(4) and 162.08(5), Florida Statutes.

Violation Address: 1145 S Nekoma Ave.  
 Lake Alfred, Florida 33850

Legal Description: ECHO TERRACE PB 23 PG 16 LOTS 47 & N 1/2 OF 48

Parcel ID No.: 262805 523000 000470

**FINDINGS OF FACT**

On or about July 15, 2015 there existed at or on the above described property, the following conditions in violation of the Code of Ordinances of the City of Lake Alfred, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes.

<u>City Ordinance</u>	<u>Violation</u>
Property Maintenance Code Sections 302.4	Overgrown Yard / Lot
Sections 108	Unsafe Structure
Other	Occupied Shed, (someone is living in the shed)

The real property is located and existing within the corporate limits of the City of Lake Alfred. Respondent(s) as owner(s) of the captioned real property are responsible for maintaining the same, in accordance with the Code of Ordinances of the City of Lake Alfred. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

The Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-278 of the Code of Ordinances of the City of Lake Alfred.

The above stated facts constitute a violation of the specific section(s) of the City Code cited in herein.

The violator \_\_\_\_\_ did/ X did not appear for the hearing.

ORDER

Based on the foregoing Findings of Fact, Conclusions of Law, and upon consideration of a) the gravity of the violation, b) any actions taken by the violator to correct the violation, and c) previous violations committed by violator, it is hereby ORDERED that:

X Respondent(s) shall have until August 30, 2015 for a total compliance or a \$ 50 per day fine may be imposed.

\_\_\_\_\_ The City of Lake Alfred is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the City of Lake Alfred may assess all costs incurred against the Respondent(s), in addition to any fine or costs imposed herein.

\_\_\_\_\_ The City of Lake Alfred is hereby authorized to initiate the demolition process in accordance with §162.08(5), Florida Statutes, and assess all costs incurred against the Respondent(s), in addition to any fine or costs imposed herein.

\_\_\_\_\_ Respondent(s) has been found in violation as a repeat offender. A fine of \$ \_\_\_\_\_ per day fine shall continue until the property is brought into compliance.

\_\_\_\_\_ Other: \_\_\_\_\_

YOU ARE NOTIFIED THAT IF THIS ORDER IMPOSES A FINE, ABATEMENT COSTS, OR PROSECUTION COSTS AGAINST YOU.

If the respondent(s) do not comply within the time specified, an Order Imposing Fine/Administration Lien shall be recorded in the public records of the Clerk of Circuit Court in and for Polk County, and once recorded shall constitute a lien against any and all personal or real property which the violator(s) may own pursuant to §162.09(3), Florida Statutes.

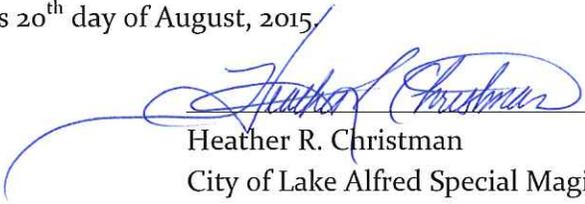
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

The respondent(s) shall notify the Code Enforcement Officer upon compliance for verification of the same.

Should a dispute arise concerning compliance, either party may request further hearing before the Special Magistrate.

***A Hearing is hereby scheduled for 3:00pm on September 17, 2015 at Lake Alfred City Hall, 120 East Pomelo Street, Lake Alfred, FL 33850 to consider entry of an order imposing fine and lien.***

DONE AND ORDERED on this 20<sup>th</sup> day of August, 2015

  
\_\_\_\_\_  
Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

  
\_\_\_\_\_  
Mamie Drane  
Clerk to the Special Magistrate

This Order may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to §162.11, Florida Statutes, by filing a timely Notice of Appeal with the Clerk of Courts and complying with any and all applicable court rules of procedure.

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**August 20, 2015**

Case no.: 15 07 160 / Syndicated Homes LLC / Alfred Drive E.

- Notice of Hearing with Certified Mail Receipt
- Notice to Correct Violation
- Applicable Code Excerpt

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

### CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: August 6, 2015

CASE NO.: 15-07-160

CITY OF LAKE ALFRED

VS.

Syndicated Homes LLC  
4069 Seton Ave  
Bronx, NY 10466-2332

RE: Alfred Drive E.  
LAKE ALFRED, FL 33850  
PARCEL ID 262733 514500 000010

### NOTICE OF HEARING

You are hereby notified that on Thursday, August 20, 2015, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5743.

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

Signed this 6nd day of August 2015.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657744

First Class Mail

*Mamie Drane*

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Recording Secretary

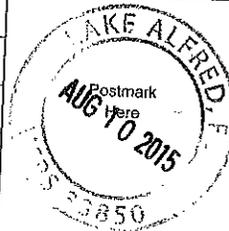
U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Price	



Sent To Syndicated Homes LLC  
Street, Apt. or PO Box 4069 Seton Ave  
City, State City, State Bronx, NY 10466-2332

PS Form 3800, August 2009

See back for instructions

4422 590E 2000 020E E702

**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued **7/16/15**

Case Number **15-07-160**

Property Address **East Alfred Dr Lake Alfred**

Parcel ID # **262733514500000010**

Property Owner **Syndicated Homes LLC**

Mailing Address **Bronx NY 10466**

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>10 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input checked="" type="checkbox"/>	Other: Large tree has fallen next to Right Of Way	<b>10 days</b>

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail  Certified Mail  
 Hand Delivery  Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

**SECTION 302  
EXTERIOR PROPERTY AREAS**

**302.4 Weeds and overgrowth.** All premises and exterior property shall be maintained free from weeds or plant growth in excess of twelve (12) inches in height. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs; provided that the term weeds shall not include cultivated flowers, cultivated gardens and Central region plants listed on the most current edition of the Florida-Friendly Plant List issued by the University of Florida Institute of Food and Agricultural Sciences, so long as such flowers, gardens and plants are maintained in an aesthetically pleasing manner and do not constitute a dangerous or nuisance condition as determined in the sole discretion of the Code Official; provided further however that all noxious weeds shall be prohibited.



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
 120 E Pomelo Street  
 Lake Alfred, FL 33850  
 863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,  
*Petitioner*

v.

Syndicated Homes LLC  
 4069 Seton Ave  
 Bronx, NY 10466-2332  
*Respondent*

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for public hearing on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this "Findings of Fact, Conclusions of Law and Order" pursuant to §§162.07(4) and 162.08(5), Florida Statutes.

Violation Address: Alfred Drive E.  
 Lake Alfred, Florida 33850

Legal Description: REPLAT OF MCMILLENS SUB PB 26 PG 45 LOT 1 LESS R/W ON SR 600

Parcel ID No.: 262733 514500 000010

**FINDINGS OF FACT**

On or about July 16, 2015 there existed at or on the above described property, the following conditions in violation of the Code of Ordinances of the City of Lake Alfred, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare within the meaning of §162.06(4), Florida Statutes.

<u>City Ordinance</u>	<u>Violation</u>
Property Maintenance Code Sections 302.4	Overgrown Yard / Lot
Other	Large tree has fallen next to Right of Way

The real property is located and existing within the corporate limits of the City of Lake Alfred. Respondent(s) as owner(s) of the captioned real property are responsible for maintaining the same, in accordance with the Code of Ordinances of the City of Lake Alfred. All required notices pursuant to §162.12, Florida Statutes.

CONCLUSIONS OF LAW

The Magistrate has jurisdiction over the Respondent(s) and this matter is otherwise properly before this Magistrate. Further, this Magistrate has subject matter jurisdiction pursuant to §2-278 of the Code of Ordinances of the City of Lake Alfred.

The above stated facts constitute a violation of the specific section(s) of the City Code cited in herein.

The violator \_\_\_\_\_ did/ X did not appear for the hearing.

ORDER

Based on the foregoing Findings of Fact, Conclusions of Law, and upon consideration of a) the gravity of the violation, b) any actions taken by the violator to correct the violation, and c) previous violations committed by violator, it is hereby ORDERED that:

✓ Respondent(s) shall have until August 30, 2015 for a total compliance or a \$ 50 per day fine may be imposed.

\_\_\_\_\_ The City of Lake Alfred is hereby authorized to abate the violation(s) named herein in accordance with §162.09(1), Florida Statutes, but shall not be required to do so. If abatement occurs, the City of Lake Alfred may assess all costs incurred against the Respondent(s), in addition to any fine or costs imposed herein.

\_\_\_\_\_ The City of Lake Alfred is hereby authorized to initiate the demolition process in accordance with §162.08(5), Florida Statutes, and assess all costs incurred against the Respondent(s), in addition to any fine or costs imposed herein.

\_\_\_\_\_ Respondent(s) has been found in violation as a repeat offender. A fine of \$ \_\_\_\_\_ per day fine shall continue until the property is brought into compliance.

\_\_\_\_\_ Other: \_\_\_\_\_

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The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

The respondent(s) shall notify the Code Enforcement Officer upon compliance for verification of the same.

Should a dispute arise concerning compliance, either party may request further hearing before the Special Magistrate.

***A Hearing is hereby scheduled for 3:00pm on September 17, 2015 at Lake Alfred City Hall, 120 East Pomelo Street, Lake Alfred, FL 33850 to consider entry of an order imposing fine and lien.***

DONE AND ORDERED on this 20<sup>th</sup> day of August, 2015.

  
Heather R. Christman

City of Lake Alfred Special Magistrate

ATTEST:

\_\_\_\_\_  
Mamie Drane  
Clerk to the Special Magistrate

This Order may be appealed to Circuit Court within thirty (30) days of the date of its rendition pursuant to §162.11, Florida Statutes, by filing a timely Notice of Appeal with the Clerk of Courts and complying with any and all applicable court rules of procedure.

## Mamie Drane

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**From:** Sue King <Sue.King@stewart.com>  
**Sent:** Wednesday, July 22, 2015 1:09 PM  
**To:** Mamie Drane  
**Subject:** FW: 610 Hillside Circle  
**Attachments:** image001.gif

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**From:** Sue King  
**Sent:** Thursday, July 09, 2015 12:10 PM  
**To:** mdraine@mylakealfred.com  
**Subject:** 610 Hillside Circle

Good Afternoon,

I would like to request to be put on the agenda for the August hearing. I would like to request a reduction of the fines for case # **14-10-155**.

Please confirm the date, time and place of the hearing.

Thank you for your help in this matter,

**Sue King**  
Client Financial Negotiator  
Code Mitigation  
**Stewart Title**  
12800 University Drive  
Suite 360  
Fort Myers, Florida 33907  
O (239) 204-3089 | M (239) 691-2884  
[www.stewart.com](http://www.stewart.com) | [sue.king@stewart.com](mailto:sue.king@stewart.com)

**stewart title**<sup>®</sup>

STEWART INFORMATION SERVICES CORPORATION (NYSE: STC)



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
120 E Pomelo Street  
Lake Alfred, FL 33850  
863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

**James Lewis**  
**8762 Faye Ct**  
**Navarre, FL 32566-4157**  
*Respondent*

**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this ORDER:

1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated August 2, 2012.
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies under oath that the property owner is not in compliance with the Magistrate's Order.
3. Respondent has failed to comply with the Order within the time specified and is currently in violation of the Order.
4. It is hereby ordered that Respondent pay to the Petitioner a fine in the amount of \$255.00, which includes administrative costs of \$200.00, and for the fine proven hereinabove and which shall continue in the amount of \$25.00 per day for each and every day that the violation exists on the above-described property; to-wit:

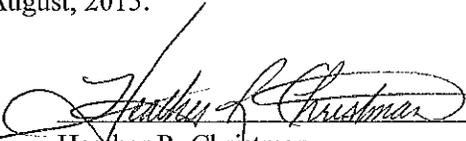
Violation Address: 780 Martin Luther King Jr. St  
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUBDIVISION, PB 4, PG 2 BLK B LOTS 1 & 2 S 75 FT.

Parcel ID No.: 262728 493500 002012

Order Imposing Fine/Adminis on Lien  
City of Lake Alfred v James Lewis  
August 10, 2015

DONE and ORDERED on this 20<sup>th</sup> day of August, 2015.



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Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

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Mamie Drane  
Clerk to the Special Magistrate



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
120 E Pomelo Street  
Lake Alfred, FL 33850  
863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

**Terry Franklin**  
**625 E Grapefruit Ave**  
**Lake Alfred, FL 33850**  
*Respondent*

**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this ORDER:

1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated October, 11 2013.
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies under oath that the property owner is not in compliance with the Magistrate's Order.
3. Respondent has failed to comply with the Order within the time specified and is currently in violation of the Order.
4. It is hereby ordered that Respondent pay to the Petitioner a fine in the amount of \$270.00, which includes administrative costs of \$200.00, and for the fine proven hereinabove and which shall continue in the amount of \$100.00 per day for each and every day that the violation exists on the above-described property; to-wit:

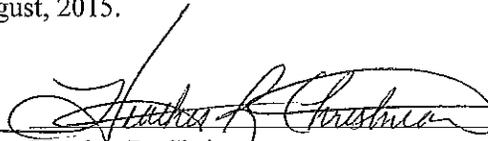
Violation Address: 625 E Grapefruit Ave  
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUBDIVISION, PB 4, PG 2 BLK D LOT 7

Parcel ID No.: 262728 493500 004070

Order Imposing Fine/Adminis on Lien  
City of Lake Alfred v Terry Franklin  
August 10, 2015

DONE and ORDERED on this 20<sup>th</sup> day of August, 2015.



Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

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Mamie Drane  
Clerk to the Special Magistrate



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
120 E Pomelo Street  
Lake Alfred, FL 33850  
863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

**Estate of Florine Lollar**  
**865 S Lake Shore Way**  
**Lake Alfred, FL 33850**  
*Respondent*

**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this ORDER:

1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated March, 11 2012.
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies under oath that the property owner is not in compliance with the Magistrate's Order.
3. Respondent has failed to comply with the Order within the time specified and is currently in violation of the Order.
4. It is hereby ordered that Respondent pay to the Petitioner a fine in the amount of \$260.00, which includes administrative costs of \$200.00 for the above-described property; to-wit:

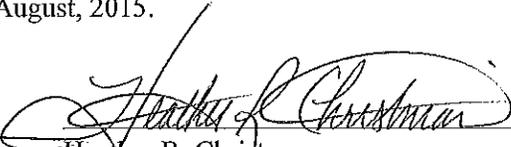
Violation Address: 865 S Lake Shore Way  
Lake Alfred, Florida 33850

Legal Description: ROCHELLE TERRACE PB8 PG44 BLK 2 LOT 8 LESS ST RD 600

Parcel ID No.: 262805 525000 002080

Order Imposing Fine/Admini on Lien  
City of Lake Alfred v Estate of Florine Lollar  
August 10, 2015

DONE and ORDERED on this 20<sup>th</sup> day of August, 2015.



Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

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Mamie Drane  
Clerk to the Special Magistrate



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
120 E Pomelo Street  
Lake Alfred, FL 33850  
863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

**Tax Ease Florida REO, LLC** (formerly Estate of Nena Mae Burton)

**14901 Quorum Dr. Ste. 900**

**Dallas, TX 75254-7021**

*Respondent*

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**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this ORDER:

1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated December 20, 2012.
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies under oath that the property owner is not in compliance with the Magistrate's Order.
3. Respondent has failed to comply with the Order within the time specified and is currently in violation of the Order.
4. It is hereby ordered that Respondent pay to the Petitioner a fine in the amount of \$285.00, which includes administrative costs of \$200.00, and for the fine proven hereinabove and which shall continue in the amount of \$25.00 per day for each and every day that the violation exists on the above-described property; to-wit:

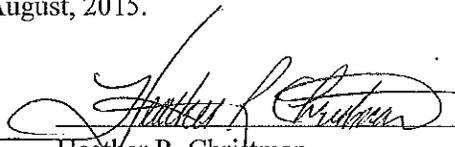
Violation Address: 0 Tangerine Ave.  
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUBDIVISION, PB 4, PG 2 BLK G LOTS 17 AND 18.

Parcel ID No.: 262728 493500 007170

Order Imposing Fine/Adminis on Lien  
City of Lake Alfred v. Tax Ease Florida REO, LLC  
August 10, 2015

DONE and ORDERED on this 20<sup>th</sup> day of August, 2015.



Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

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Mamie Drane  
Clerk to the Special Magistrate



**Code Enforcement Special Magistrate**  
**City of Lake Alfred, Florida**  
120 E Pomelo Street  
Lake Alfred, FL 33850  
863-291-5748

CITY OF LAKE ALFRED, a Florida municipal corporation,

*Petitioner*

v.

**ESTATE OF NENA MAE BURTON**  
**695 ORANGE AVE.**  
**LAKE ALFRED, FL 33850**

*Respondent*

**ORDER IMPOSING FINE/ADMINISTRATION LIEN**

THIS CAUSE came on to be heard on August 20, 2015 before the Special Magistrate after due notice to Respondent(s), and the Special Magistrate, having heard testimony under oath, received evidence and heard argument thereupon, issues this ORDER:

1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated December 22, 2011.
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies under oath that the property owner is not in compliance with the Magistrate's Order.
3. Respondent has failed to comply with the Order within the time specified and is currently in violation of the Order.
4. It is hereby ordered that Respondent pay to the Petitioner a fine in the amount of \$325.00, which includes administrative costs of \$200.00, and for the fine proven hereinabove and which shall continue in the amount of \$25.00 per day for each and every day that the violation exists on the above-described property; to-wit:

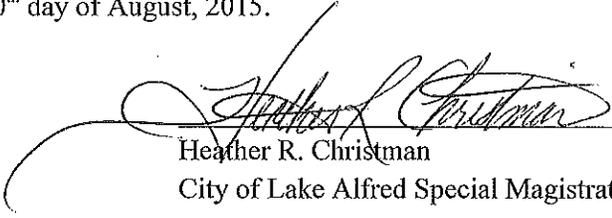
Violation Address: 695 E Orange Ave  
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUBDIVISION, PB 4, PG 2 BLK A LOTS 1, 2 AND 3.

Parcel ID No.: 262728 493500 001010

Order Imposing Fine/Adminis on Lien  
City of Lake Alfred v. Estate of Irena Mae Burton  
August 10, 2015

DONE and ORDERED on this 20<sup>th</sup> day of August, 2015.



Heather R. Christman  
City of Lake Alfred Special Magistrate

ATTEST:

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Mamie Drane  
Clerk to the Special Magistrate