



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
September 17, 2015
3:00 P.M.

CALL TO ORDER: Magistrate Heather Christman

SWEAR IN: Magistrate Heather Christman

APPROVAL OF MINUTES: August 20, 2015

NEW CASES

Case no.: 15 07 154 / Maria Gil / 315 W Davis Ave. **Complied**

Case no.: 15 07 162 / Federal National Mortgage / 545 E Haines Blvd.

Case no.: 14 08 118 / Elaine Maultsby / 525 Grapefruit Ave.

IMPOSING FINES

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

Case no.: 15 09 056 / 1145 S Nekoma Land Trust / 1145 S Nekoma Ave.

MINUTES
CITY OF LAKE ALFRED
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
COMMISSION CHAMBERS, CITY HALL
August 20, 2015
3:00 P.M.

CALL TO ORDER: Magistrate Heather Christman

SWEAR IN: Magistrate Heather Christman

APPROVAL OF MINUTES: June 18, 2015

NEW CASES

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

No one was present for this case.

Code Enforcement Officer Danny Clewis stated the property was cited for overgrown grass and weeds, trash and debris. No correspondence has been made.

Based on the evidence presented, **Magistrate Christman** entered a Finding of Fact Conclusion of Law and Order giving the property owner 10 days for compliance or a \$50 fine per day will be imposed. Certification hearing is set for September 17, 2015

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

No one was present for this case.

Code Enforcement Officer Danny Clewis stated the property was cited for overgrown grass and weeds, and a large oak tree has fallen and the city. No correspondence has been made.

Based on the evidence presented **Magistrate Christman** entered a Finding of Fact Conclusion of Law and Order giving the property owner 10 days for compliance or a \$50 fine per day will be imposed. Certification hearing is set for September 17, 2015

Certification of Abatement Cost

James Lewis / 780 Martin Luther King Jr. St.

Entered on order for abatement for \$255.

Terry Franklin / 625 E Grapefruit

Entered an order for abatement for \$270.

Estate of Florine Lollar / 865 S Lake Shore Way

Entered an order for abatement for \$260.

Tax Ease Florida REO, LLC / 0 Tangerine Ave.

Entered an order for abatement for \$280.

Estate of Nena Mae Burton / 695 Orange Ave

Entered an order for abatement for \$325.

MINUTES
CITY OF LAKE ALFRED
CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
COMMISSION CHAMBERS, CITY HALL
August 20, 2015
3:00 P.M.

Case no. 14.10.155 Code Enforcement Officer Danny Clewis stated 610 Hillside Circle was cited for over grown lot, trash storage of building material, building without a permit, the property had unsafe structures and a stagnant pool. The order was for \$250 per day until the property was brought into compliance. The total for fines on the house was for \$17,750.

Sue King from Stewart Title stated that the bank (Wells Fargo Bank) take certificate of title in August 2014. Eviction process started in January 30, 2015. Personal property eviction was later and the bank did not take possession of the house until February 14, 2015. The bank has spent over \$32,000 in repairs and improvements. There is a contract on the house.

Special Magistrate Christman said since the property was in compliance the fine will be reduced to 10% of the original cost to \$1,775, plus the cost incurred by the city of \$700. Wells Fargo bank will have 45 days to pay the total of \$2,475. or the fine will revert back to the original total.

Special Magistrate Christman ask if there was any other business. There was none.

The hearing was adjourned at 3:20PM

Respectfully submitted:

Mamie Drane

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
September 17, 2015

Case no.: 15.07.162 / Federal National Mortgage / 545 E Haines Blvd.

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

Community Development

Building | Code Enforcement | Planning | Zoning

CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: September 3, 2015

CASE NO.: 15 07 162

CITY OF LAKE ALFRED

VS.

Federal National Mortgage
C/O Nationstar Mortgage LLC.
8950 Cypress Water Blvd.
Coppell, TX 75019

RE: 545 E HAINES BLVD
LAKE ALFRED, FL 33850
PARCEL ID 262733 000000 043010

NOTICE OF HEARING

You are hereby notified that on Thursday, September 17, 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) 291-5748.

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 3rd day of September 2015.

This Notice Sent by:
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230658598

First Class Mail

Mamie Drane

Recording Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> 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. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p><i>Larry Harry</i></p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p> <p><i>Larry Harry</i></p>
<p>1. Article Addressed to:</p> <p>Federal National Mortgage C/O Nationstar Mortgage LLC. 8950 Cypress Water Blvd. Coppell, TX 75019</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p> <p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7013 3020 0002 3065 8598</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

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

Sent To: Federal National Mortgage
C/O Nationstar Mortgage LLC.
8950 Cypress Water Blvd.
Coppell, TX 75019

Street, Apt. No. or PO Box No.
City, State, ZIP

PS Form 3800, August 2006 See Reverse for Instructions

7013 3020 0002 3065 8598

LAKE ALBERTA
SEP 8 2015
Postmark Here
USPS 33850

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

Date Issued **8/26/15**

Case Number **15-07-162**

Property Address **545 E Haines Blvd Lake Alfred Fl**

Parcel ID # **262733000000043010**

Property Owner **Federal National Mortgage**

Mailing Address **Coppell TX**

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	5 days
<input checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	5 days
<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 type="checkbox"/>	Other:	

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.





**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 302
EXTERIOR PROPERTY AREAS**

302.1 Sanitation and storage of materials. All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

No owner or occupant shall permit old or broken lumber, rusted or unused equipment, discarded refrigerators, discarded stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five (5) days.

Further, unless authorized by the zoning category of the property, no owner or occupant of a building, structure or premises may utilize such property for the open storage of abandoned, untagged, or inoperative motor vehicles, iceboxes, refrigerators, stoves, glass, building material rubbish or similar items.



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.

Federal National Mortgage
 C/O Nationstar Mortgage LLC
 8950 Cypress Water Blvd.
 Coppell, TX 75019
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: 545 E Haines Blvd.
 Lake Alfred, Florida 33850

Legal Description: BEG 315 FT E OF NOW COR OF NW ¼ OF SW1/4 RUN S 210 FT E 100 FT N
 210 FT W TO BEG

Parcel ID No.: 262733 000000 043010

FINDINGS OF FACT

On or about August 26, 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
Property Maintenance Code Sections 302.1, 308.1	Trash / Debris / Storage of Materials

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/ 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 Sept 27, 2015 for a total compliance or a \$ 100⁰⁰ 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.

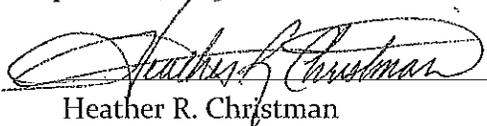
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

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 October 15, 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 17th day of September, 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
September 17, 2015

Case no.: 14.08.118 / Elaine Maulsby / 525 Grapefruit Ave.

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

Community Development

Building | Code Enforcement | Planning | Zoning

CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: September 3, 2015

CASE NO.: 14 08 118

CITY OF LAKE ALFRED

VS.

Elaine Maultsby
PO Box 1234
Lake Alfred, FL 33850

RE: 525 GRAPEFRUIT AVE.
LAKE ALFRED, FL 33850
PARCEL ID 262728 493500 003060

NOTICE OF HEARING

You are hereby notified that on Thursday, September 17, 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) 291-5748.

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 3rd day of September 2015.

This Notice Sent by:

(Circle method of Notice)

Certified Mail

First Class Mail

Article No.: 70133020000230658604

Mamie Drane

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:

Elaine Maultsby
PO Box 1234
Lake Alfred, FL 33850

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X Elaine Maultsby

B. Received by (Printed Name) *Elaine Maultsby* C. Date of Delivery *2-10-13*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number *7013 3020 0002 3065 7140*
 (Transfer from s)

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:

Elaine Maultsby
PO Box 1234
Lake Alfred, FL 33850

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
X Elaine Maultsby

B. Received by (Printed Name) C. Date of Delivery *9-8*

D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number *7013 3020 0002 3065 8604*
 (Transfer from service label)

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 (Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

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

Postmark Here: *LAKE ALFRED, FL FEB - 6 2015 USPS 33850*

Sent To: Elaine Maultsby
 PO Box 1234
 Lake Alfred, FL 33850

PS Form 3800, August 2009 See reverse for instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

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

Postmark Here: *LAKE ALFRED, FL SEP 8 2015 USPS 33850*

Sent To: Elaine Maultsby
 PO Box 1234
 Lake Alfred, FL 33850

PS Form 3800, August 2009 See reverse for instructions

7013 3020 0002 3065 7140

4098 5406 2000 0200 0200

**CITY OF LAKE ALFRED
NOTICE TO CORRECT CODE VIOLATION**

Case Number	Date Issued	Issuing Officer	
14-08-118	8-26-14	DANNY CLEWIS	
Last Name	First Name	Middle Name/Initial	
MAULTSBY	EIaine		
Address	City	State	Zip
GRAPEFRUIT AVE	LAKE ALFRED	FL	33858
Legal Description			

Legal Account Number	Subdivision
262928493500003060	HIGHLAND
Facts Constituting Violation	

UNSAFE STRUCTURE
THIS STRUCTURE IS UNFIT FOR HABITATION AND CANNOT BE REPAIRED. IT MEETS ALL CRITERIA FOR DEMOLITION

NOTICE! PLEASE READ! You have been issued a Notice of a Violation of the City of Lake Alfred Codes, Land Use Development Regulations and/or other Ordinances. You have been given a reasonable 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 stipulated 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 City of Lake Alfred Building and Code Enforcement Department at 120 E. Pomelo St., Lake Alfred, FL 33850 or telephone between the hours of 8:00 a.m. to 4:30 p.m. Monday through Friday at (863) 291-5748.

Time Period To Correct Violation	Date Violation Must Be Corrected By
30 DAYS	

Measures To Be Taken To Correct Violation

OBTAIN PERMIT FROM BUILDING DEPT AND HAVE BUILDING DEMOLISHED AND ALL DEBRIS REMOVED FROM SITE

Time Period To Correct Violation	Method of Delivery
	<input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Hand Delivery
By:	<input type="checkbox"/> Posted On Site
Officer's Signature	
Danny Clewis	8-26-14
Code Enforcement Officer, City of Lake Alfred, Florida	Date







525 Grapefruit Ave.



















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.

Elaine Maultsby
PO Box 1234
Lake Alfred, FL 33850
Respondent

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for public hearing on September 17, 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: 525 Grapefruit Ave.
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUB PB 4 PG 2 BLK C LOT 6

Parcel ID No.: 262728 493500 003060

FINDINGS OF FACT

On or about August 26, 2014 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.

City Ordinance
SECTION 108

Violation
UNSAFE STRUCTURES

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/ 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 _____ for a total compliance or a \$_____ 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: Respondent is in violation of Section 108. Respondent has

30 days (Oct 17, 2015) to obtain a demolition permit OR obtain building permit to rebuild the structure per current requirements of Lake Alfred. Failure to comply will result in \$250/day fine after Oct 17, 2015. Code 108.

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

if Respondent has not complied by Oct 17, 2015, then

(Signature)

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.

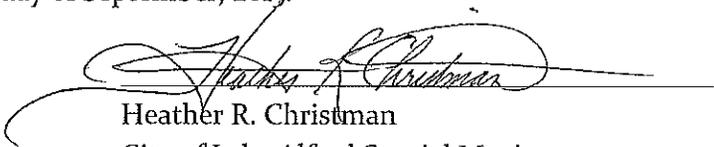
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

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 October 15, 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 17th day of September, 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
September 17, 2015

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

ATTACHMENTS:

- Notice of Hearing with Certified Mail Receipt
- Finding of Fact dated August 20, 2015
- Affidavit of Non Compliance
- Order Imposing Fine

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

Community Development

Building | Code Enforcement | Planning | Zoning

CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: September 3, 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
IMPOSING FINE

You are hereby notified that on Thursday, September 17, 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) 291-5748.

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 3rd day of September 2015.

This Notice Sent by:
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230658635

First Class Mail

Mamie Drane

Recording Secretary

 **COPY**

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:

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature KB Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

2. Article Number
 (Transfer from service label)

7013 3020 0002 3065 8635

PS Form 3811, February 2004.

Domestic Return Receipt

102595-02-M-1540

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

7013 3020 0002 3065 8635

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

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

Street, or POB
 City, St

Postmark Here: **SEP 4 2015**
ALFRED L.I.
USPS 33850

PS Form 3800, August 2005 See Reverse for Instructions



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

COPY

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: _____

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 20th 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.

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



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

AFFIDAVIT OF NON COMPLIANCE

September 17, 2015

The property located at Alfred Drive., Lake Alfred, FL 33850, has failed to comply with the Finding of Fact, Conclusion of Law and Order dated August 20, 2015.

A handwritten signature in black ink that reads "Danny Clewis". The signature is written in a cursive style and is positioned above a horizontal line.

Danny Clewis
Code Enforcement Officer
120 Pomelo Street
Lake Alfred, Florida 33850

CITY OF LAKE ALFRED, a Florida municipal corporation,

Petitioner

v.

Syndicated Homes LLC

4069 Seton Ave.

Bronx, NY 10466-2332

Respondent

ORDER IMPOSING FINE/ADMINISTRATION LIEN

THIS CAUSE came on to be heard on September 17, 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:

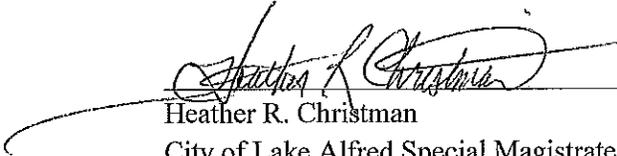
1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated August 20, 2015
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies 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 \$1,100.00, which includes administrative costs of \$200.00 the fine proven hereinabove and which shall continue in the amount of \$50.00 per day for each and every day that the violation exists on the above-described property; to-wit:

Violation Address: **Alfred Drive**
Lake Alfred, FL 33850

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

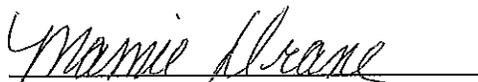
Parcel ID No.: 232733 514500 000010

DONE and ORDERED on this 17 day of September 2015.


Heather R. Christman

City of Lake Alfred Special Magistrate

ATTEST:



Mamie Drane

Clerk to the Special Magistrate

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
September 17, 2015

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

- Notice of Hearing with Certified Mail Receipt
- Finding of Fact dated August 20, 2015
- Affidavit of Non Compliance
- Order Imposing Fine

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

Community Development

Building | Code Enforcement | Planning | Zoning

CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: September 3, 2015

CASE NO.: 15 09 156

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
IMPOSING FINE

You are hereby notified that on Thursday, September 17, 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) 291-5748.

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 3rd day of September 2015.

This Notice Sent by:
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230658628

First Class Mail

Mamie Drane

Recording Secretary

 COPY

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total F	



Sent To 1145 S Nekoma Land Trust
PO Box 1320
Street, A or PO Box Port Richey, FL 34673-1320
City, Sta



*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

COPY

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.

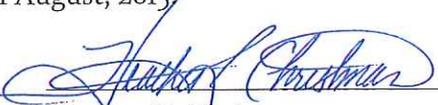
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

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 20th 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.

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



Phone: (863) 291-5748
Fax: (863) 298-5403
www.mylakealfred.com

Community Development

Building | Code Enforcement | Planning | Zoning

AFFIDAVIT OF NON COMPLIANCE

September 17, 2015

The property located at **1145 S Nekoma Ave., Lake Alfred, FL 33850**, has failed to comply with the Finding of Fact, Conclusion of Law and Order dated August 20, 2015.

A handwritten signature in black ink that reads "Danny Clewis". The signature is written in a cursive style and is positioned above a horizontal line.

Danny Clewis
Code Enforcement Officer
120 Pomelo Street
Lake Alfred, Florida 33850

CITY OF LAKE ALFRED, a Florida municipal corporation,

Petitioner

v.

1145 S Nekoma Land Trust

PO Box 1320

Port Richey, FL 34673-1320

Respondent

ORDER IMPOSING FINE/ADMINISTRATION LIEN

THIS CAUSE came on to be heard on September 17, 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:

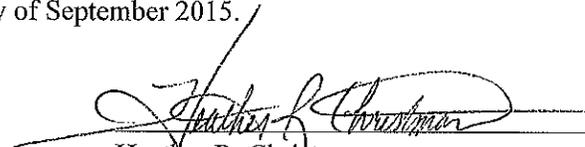
1. Respondent was required to take certain corrective action by a time certain as more specifically set forth in the Findings of Fact, Conclusions of Law and Order, dated August 20, 2015
2. An Affidavit of Non-compliance has been filed at the hearing by the Code Enforcement Officer, which affidavit certifies 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 \$1,100.00, which includes administrative costs of \$200.00, the fine proven hereinabove and which shall continue in the amount of \$50.00 per day for each and every day that the violation exists on the above-described property; to-wit:
- 5.

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

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

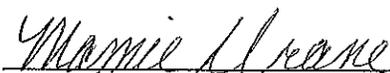
Parcel ID No.: 262805 523000 000470

DONE and ORDERED on this 17 day of September 2015.


Heather R. Christman

City of Lake Alfred Special Magistrate

ATTEST:


Mamie Drane

Mamie Drane

Clerk to the Special Magistrate