



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**  
**May 19, 2016**  
**3:00 P.M.**

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**CALL TO ORDER: Magistrate Heather Christman**

**SWEAR IN: Magistrate Heather Christman**

**APPROVAL OF MINUTES: March 17, 2016**

**NEW CASES**

Case no.: 16-04-053 / Frances Knight / 245 N Riekllynn Ave.  
Case no.: 16-04-049 / Orlando Garcia / 355 S Glencruiten Ave.  
Case no.: 16-03-041 / Luis Uzheca / 228 S Lake Shore Way  
Case no.: 16-02-029 / Katrina Maultsby / 520 Lemon Ave.  
Case no.: 16-04-062 / Stephen Varricchio / 145 James Circle  
Case no.: 16-04-058 / Karen Nugent / 820 Char Mil Ave.  
Case no.: 14-11-184 / Larry Adams / 290 S Lake Shore way

**OLD CASES**

Case no.: 16-02-033 / Harold Wadley / 365 E Cummings St.  
Case no.: 16-02-034 / Harold Wadley / 355 E Cummings St.

**CERTIFICATION OF COST**

Case no.: 16-04-045 / Benita Burton / 685 Grapefruit Ave.

**Minutes**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**COMMISSION CHAMBERS, CITY HALL**  
**March 17, 2016**  
**3:00 P.M.**

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**CALL TO ORDER: Magistrate Heather Christman**

**SWEAR IN: Magistrate Heather Christman**

**APPROVAL OF MINUTES: February 18, 2016**

**NEW CASES**

Case no.: 16 02 033 / Harold Wadley / 365 E Cummings St.

Case no.: 16 02 034 / Harold Wadley / 355 E Cummings St.

Mr. Wadley was present.

Code Enforcement Clewis' stated Mr. Wadley is a repeat offender; he was cited in June 2014. Staff recommends 30 days to clean up the property or \$100 per day fine.

Mr. Wadley requested an extension due to the sickness of his son and his time being taken up by trips to the hospitals. He has tried and has been working on cleaning up his property.

Special Magistrate Christman entered a Finding of Fact, Conclusion of Law and Order giving Mr. Wadley 45 (May 2, 2016) Days for compliance or \$100 per day fine will be imposed.

Meeting adjourned

At 3:19

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
COMMISSION CHAMBERS, CITY HALL  
May 19, 2016**

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**Agenda Item 1**

Case no's.: 16 04 049 / Orlando Garcia / 355 Glencruiten Ave

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**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: May 9, 2016

CASE NO.: 16 04 049

CITY OF LAKE ALFRED

VS.

Orlando Garcia  
5005 E Bahama Ct  
Louisville, KY 40219-2120

RE: 355 Glencruiten Ave.  
LAKE ALFRED, FL 33850  
PARCEL ID 262732502900000140

### NOTICE OF HEARING

You are hereby notified that on Thursday, May 19, 2016 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 9th day of May 2016.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657232

First Class Mail

*Mamie Drane*

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Recording Secretary

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Orlando Garcia  
5005 E Bahama Ct  
Louisville, KY 40219-2120

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

Date Issued 04-20-2016

Case Number 16-04-049

Property Address 355 S Glencruiten Ave Lake Alfred Fl

Parcel ID # 262732502900000140

Property Owner Orlando Garcia

Mailing Address Louisville Ky

	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 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](mailto:Dclewis@mylakealfred.com).



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1 of 4



355 Glenchute  
2 of 4



355 Blanken  
3 of 4



355 Glenview Ter  
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**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.

**Agenda Item 2**

Case no. 16 04 062 / Stephen Varricchio / 145 James Circle

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- Photographs
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## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: May 9, 2016

CASE NO.: 16 04 062

CITY OF LAKE ALFRED

VS.

Stephen Varricchio  
145 James Circle  
Lake Alfred, FL 33850

RE: 145 JAMES CIRCLE  
LAKE ALFRED, FL 33850  
PARCEL ID 262804 522751 000120

### NOTICE OF HEARING

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Signed this 9th day of May 2016.

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(Circle method of Notice)

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Article No.: 70133020000230657263

First Class Mail

*Mamie Drane*

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Recording Secretary

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Stephen Varricchio  
145 James Circle  
Lake Alfred, FL 33850


For instructions

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

Date Issued 04/26/2016

Case Number 16-04-062

Property Address 145 James Cir Lake Alfred Fl

Parcel ID # 262804522751000120

Property Owner Stephen Varricchio

Mailing Address same

	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 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: RV Parked in Front Of House	<b>10 days</b>

Photographs Attached  Yes  No

Method of Delivery  
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 Hand Delivery  Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

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### **3.03.02 Off-Street Parking Requirements**

- C) *Special Parking Restrictions For Trucks and Recreational Vehicles (RVs) In Residential Districts.* The following regulations pertain to the parking regulations on private property.
- (1) In all residential districts, no heavy trucks, commercial motor vehicles, trailers, semitrailers that exceed 25 feet in length shall be parked for storage purposes, including overnight, on any public right-of-way or on private property.
  - (2) RVs and trailers of 35 feet and less. In all residential districts, RVs and trailers, must be parked in an enclosed garage or five feet behind the front building line, no less than 15 feet from the curb of any street, and must meet the setbacks of the zoning district as an accessory use. When the lot is a corner lot, all of these types of vehicles must be parked behind both the front and side building lines of said lot. No vehicle may be inhabited.
  - (3) *Motorized Grove or Agricultural Equipment.* In all residential districts all motorized grove or agricultural equipment must be parked in an enclosed garage.
  - (4) *Temporary Parking.* In all residential districts, heavy industrial equipment such as those used for construction, tree trimming and the like, may be temporarily parked on private property during periods when actually in use and for 48 hours preceding and after such use.