



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**  
**June 18, 2015**  
**3:00 P.M.**

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**CALL TO ORDER: Magistrate Heather Christman**

**SWEAR IN: Magistrate Heather Christman**

**APPROVAL OF MINUTES: May 21, 2015**

**NEW CASES**

Case no.: 15 05 100 / Robert Harvey / 270 E Echo St.

Case no.: 15 05 100 / Realty Connexion / 0 Lake Swoope Dr.

Case no.: 15 05 094 / Orlando Realty / 610 N Buena Vista Dr.

Case no.: 15 05 095 / Keith Klingensmith / 485 N Buena Vista Dr.

Case no.: 15 05 019 / Travis Roland / 160 E Echo St.

**CERTIFICATION OF FINES**

Case no.: 15 03 024 / Betty Conner / 390 W Davis Ave.

Case no.: 15 03 057 / Betty Conner Estate / 1135 S Nekoma Ave.

Case no.: 15 03 030 / Grapefruit Trust 560 / 560 Grapefruit Ave.



**Minutes**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**COMMISSION CHAMBERS, CITY HALL**  
**May 21, 2015**  
**3:00 P.M.**

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**CALL TO ORDER: Magistrate Heather Christman 3:13 pm**

**SWEAR IN: Magistrate Heather Christman**

**APPROVAL OF MINUTES: April 16, 2015**

**Case no.: 15 03 024 / Betty Conner / 390 W Davis Ave.**

No one was in attendance.

**Code Enforcement Officer Danny Clewis** stated the property was cited for rundown condition over grown grass and weeds. The owner, Ms. Conner has passed and the property has not gone through Probate. Her relatives are living in both of her properties.

**Officer Clewis** recommended thirty (30) days to bring the property into compliance or \$100 per day fine.

**Special Magistrate Christman** entered a Finding of Fact Conclusion of Law and Order. Stating that based on evidence the violations sited does exist at the property. The owners will have thirty (30) days to correct the violation or there will be a \$100 per day fine. Fine certification will be set for June 18<sup>th</sup>.

**Case no.: 15 03 057 / Betty Conner Estate / 1135 S Nekoma Ave**

No one was in attendance.

**Code Enforcement Officer Danny Clewis** stated this property was cited for trash and debris, abandoned vehicle, unsafe structure (exposed electric panel) and working without a permit.

**Officer Clewis** recommended fifteen (15) days to correct the property violations and, because of the children involved, a \$250 per day fine.

**Special Magistrate Christman** entered a Finding of Fact Conclusion of Law and Order. Stating that based on evidence the violations sited does exist at the property. The owners will have fifteen days to correct the violation or there will be a \$250 per day fine. Fine certification will be set for June 18<sup>th</sup>.

**Case no.: 15-04-075 / Linda Melendez / 230 W Cummings St. Closed**



**Minutes**  
**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**COMMISSION CHAMBERS, CITY HALL**  
**May 21, 2015**  
**3:00 P.M.**

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**Case no.: 15 03 030 / Grapefruit Trust 560 / 560 Grapefruit Ave.**

No one was in attendance.

**Code Enforcement Officer Danny Clewis** stated this property was cited for parking of a commercial vehicle in a residential area. He recommended ten (10) days to find an alternative place to park the truck.

**Special Magistrate Christman** entered a Finding of Fact Conclusion of Law and Order. Stating that based on evidence the violations sited does exist at the property. The owners will have ten (10) days to bring the property into compliance or there will be a \$50 per day fine. Fine certification will be set for June 18<sup>th</sup>.

There was no other business.

The Hearing was adjourned at 3:27 PM

Respectively submitted,

Mamie Drane

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**June 18, 2015**

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**Case no.: 15 05 100 / Robert Harvey / 270 E Echo St.**

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

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: June 2, 2015

CASE NO.: 15 05 100

CITY OF LAKE ALFRED

VS.

Robert Harvey Jr.  
270 E Echo St  
Lake Alfred, FL 33850

RE: 270 E ECHO STREET  
LAKE ALFRED, FL 33850  
PARCEL ID 262732 501600 000030

### NOTICE OF HEARING

You are hereby notified that on Thursday, June 18, 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 2nd day of June 2015.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657683

First Class Mail

*Mamie Drane*

Recording Secretary

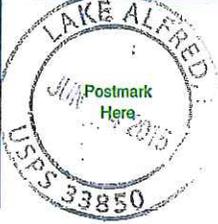
7013 3020 0002 3065 7653

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Sent To Robert Harvey Jr.  
 270 E Echo St  
 Lake Alfred, FL 33850

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

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

Date Issued **5/1/15** Case Number **15-05-100**

Property Address **270 E Echo St Lake Alfred**

Parcel ID # **262732501600000030**

Property Owner **Robert Harvey Jr** Mailing Address **same**

	Violations Observed	Time Period to Correct Violation
<input type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	
<input checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	<b>10 days</b>
<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: Boat parked in front of house	<b>5 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**

**302.1 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.

**SECTION 308  
RUBBISH AND GARBAGE**

**308.1 Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**308.2 Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

### **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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**June 18, 2015**

Case no.: 15 05 100 / Realty Connexion / 0 Lake Swoope Dr.

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

# CITY OF LAKE ALFRED, FLORIDA

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## Community Development

Building | Code Enforcement | Planning | Zoning

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## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: June 2, 2015

CASE NO.: 15 04 086

CITY OF LAKE ALFRED

VS.

Realty Connexion  
821 Riverside Dr. Apt 301  
Pompano Beach, FL 33062-8502

RE: 0 Lake Swoope Drive  
LAKE ALFRED, FL 33850  
PARCEL ID 262728 493500 006110

### NOTICE OF HEARING

You are hereby notified that on Thursday, June 18, 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 2nd day of June 2015.

This Notice Sent by:  
(Circle method of Notice)

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Article No.: 70133020000230657669

First Class Mail

*Mamie Drane*

Recording Secretary

7013 3020 0002 3065 7669

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 821 Riverside Dr. Apt 301  
*Street, Apt. No.; or PO Box No.* Pompano Beach, FL 33062-8502  
*City, State, ZIP+4*

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

Date Issued **5/1/15**

Case Number **15-05-086**

Property Address **0 Lake Swoope Dr N Lake Alfred**

Parcel ID # **262728493500006110**

Property Owner **Realty Connexion**

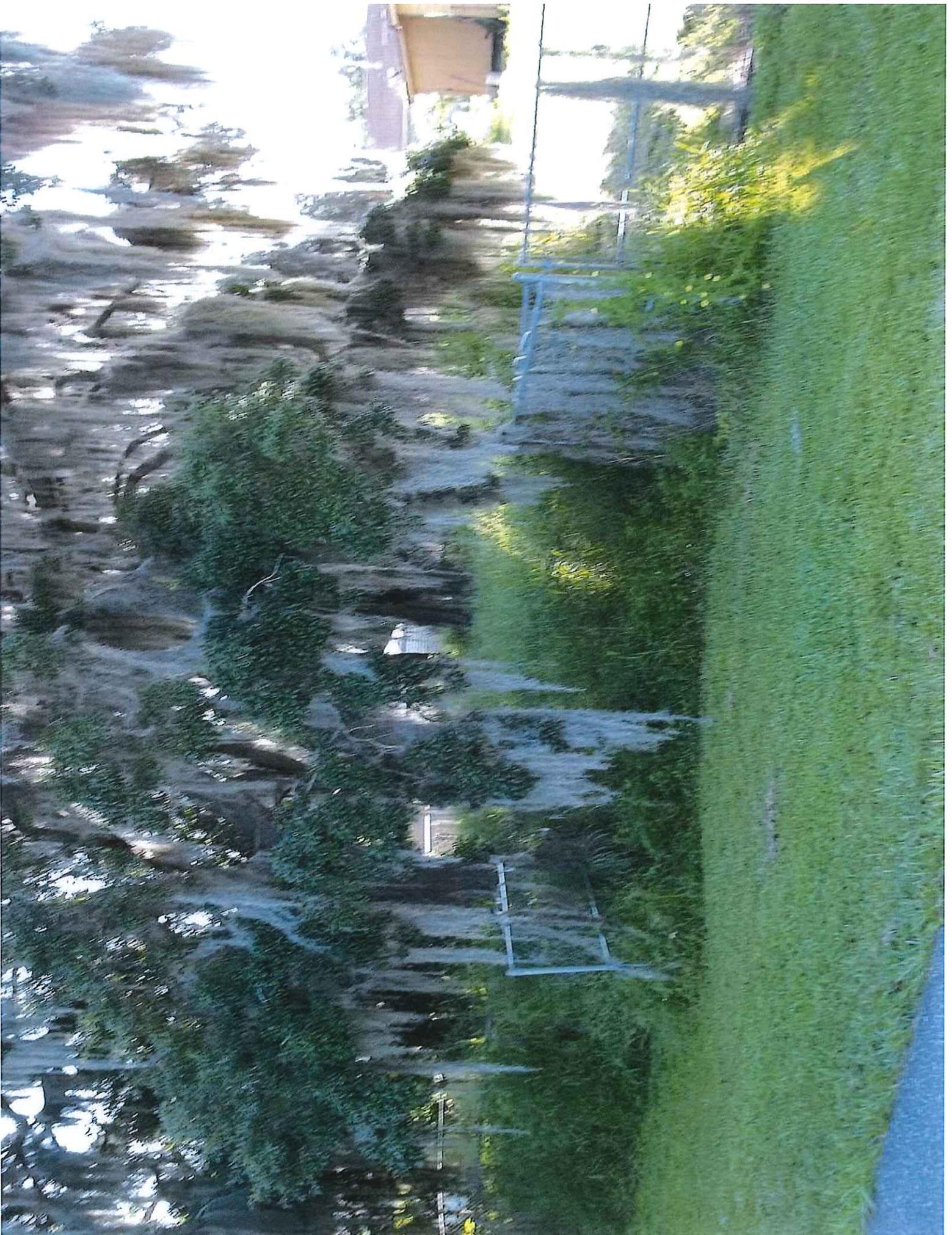
Mailing Address **Pompano Beach**

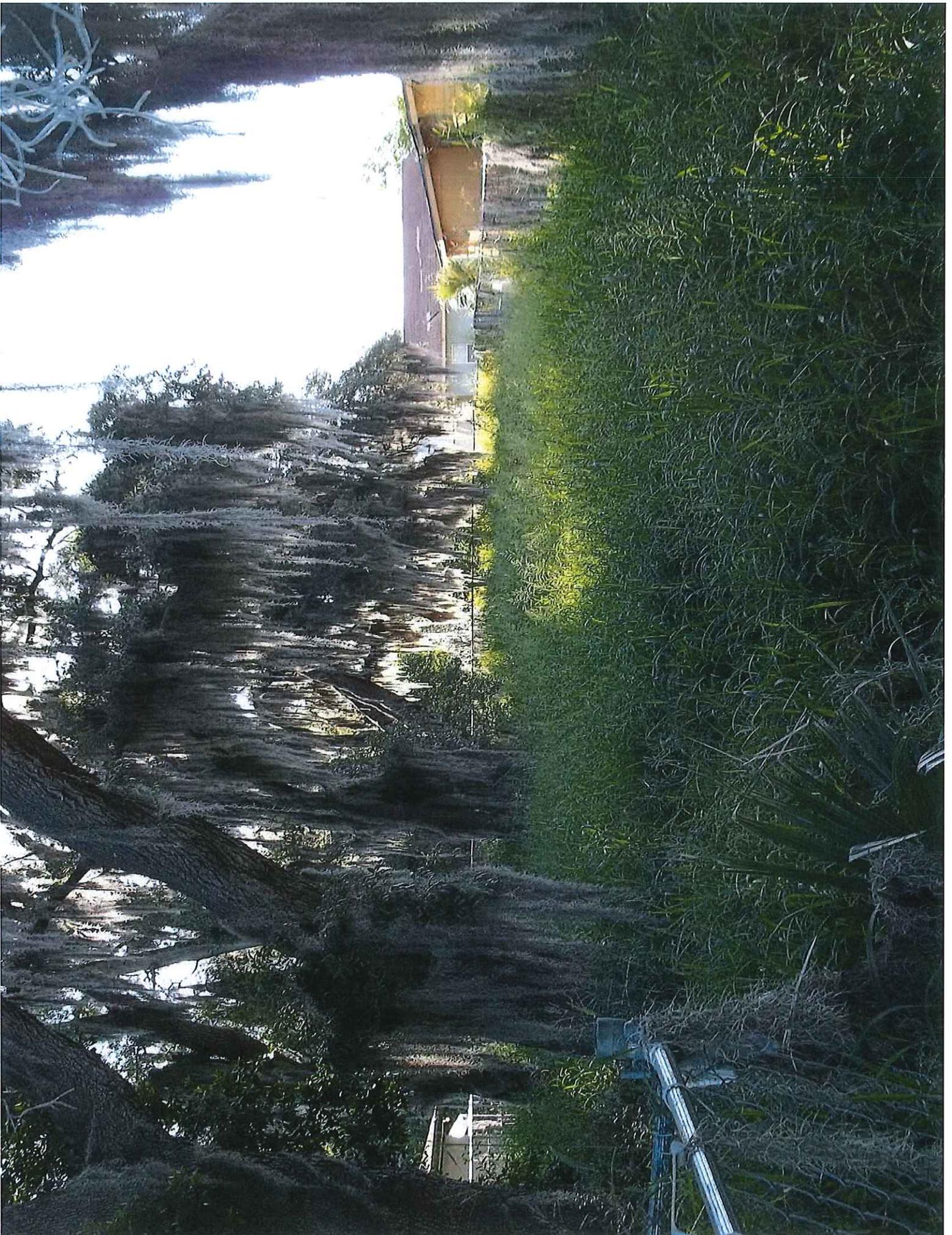
	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>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

Photographs Attached <input type="radio"/> Yes <input checked="" type="radio"/> No	Method of Delivery <input type="checkbox"/> First Class Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Posted on Property
Warning Previously Issued <input type="radio"/> Yes <input checked="" type="radio"/> No	Repeat Offense <input type="radio"/> Yes <input checked="" type="radio"/> No

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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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**June 18, 2015**

Case no.: 15 05 094 / Orlando Realty / 610 N Buena Vista Dr.

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

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
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Lake Alfred, FL 33850



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## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: June 2, 2015

CASE NO.: 15 05 094

CITY OF LAKE ALFRED

VS.

Orlando Realty Trust Inc  
8297 Champions Gate Blvd  
Champions Gate, FL 33896-8387

RE: 610 Buena Vista Drive  
LAKE ALFRED, FL 33850  
PARCEL ID 262732 508500 000030

### NOTICE OF HEARING

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Signed this 2nd day of June 2015.

This Notice Sent by:  
(Circle method of Notice)

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Article No.: 70133020000230657676

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*Mamie Drane*

Recording Secretary

9292 5906 2000 0206 ETTT 7013 3020 0002 3015 7676

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*Sent To* Orlando Realty Trust Inc  
*Street, Apt. No., or PO Box No.* 8297 Champions Gate Blvd  
*City, State, ZIP+4* Champions Gate, FL 33896-8387

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

Date Issued **5/1/15** Case Number **15-05-094**

Property Address **610 N Buena Vista Dr Lake Alfred**

Parcel ID # **262732508500000030**

Property Owner **Orlando Realty** Mailing Address **Champions Gate**

	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 checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	<b>5 days</b>
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<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

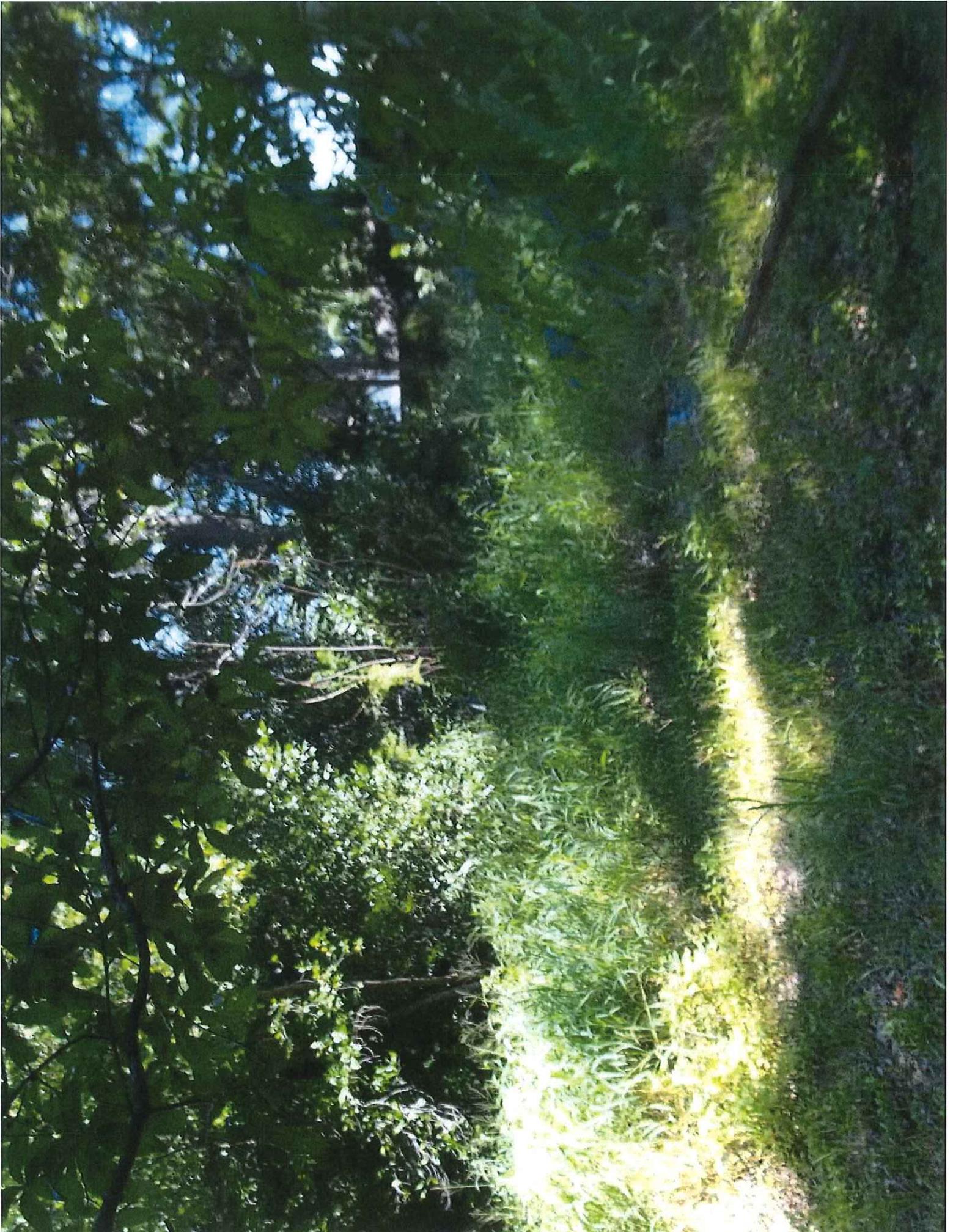
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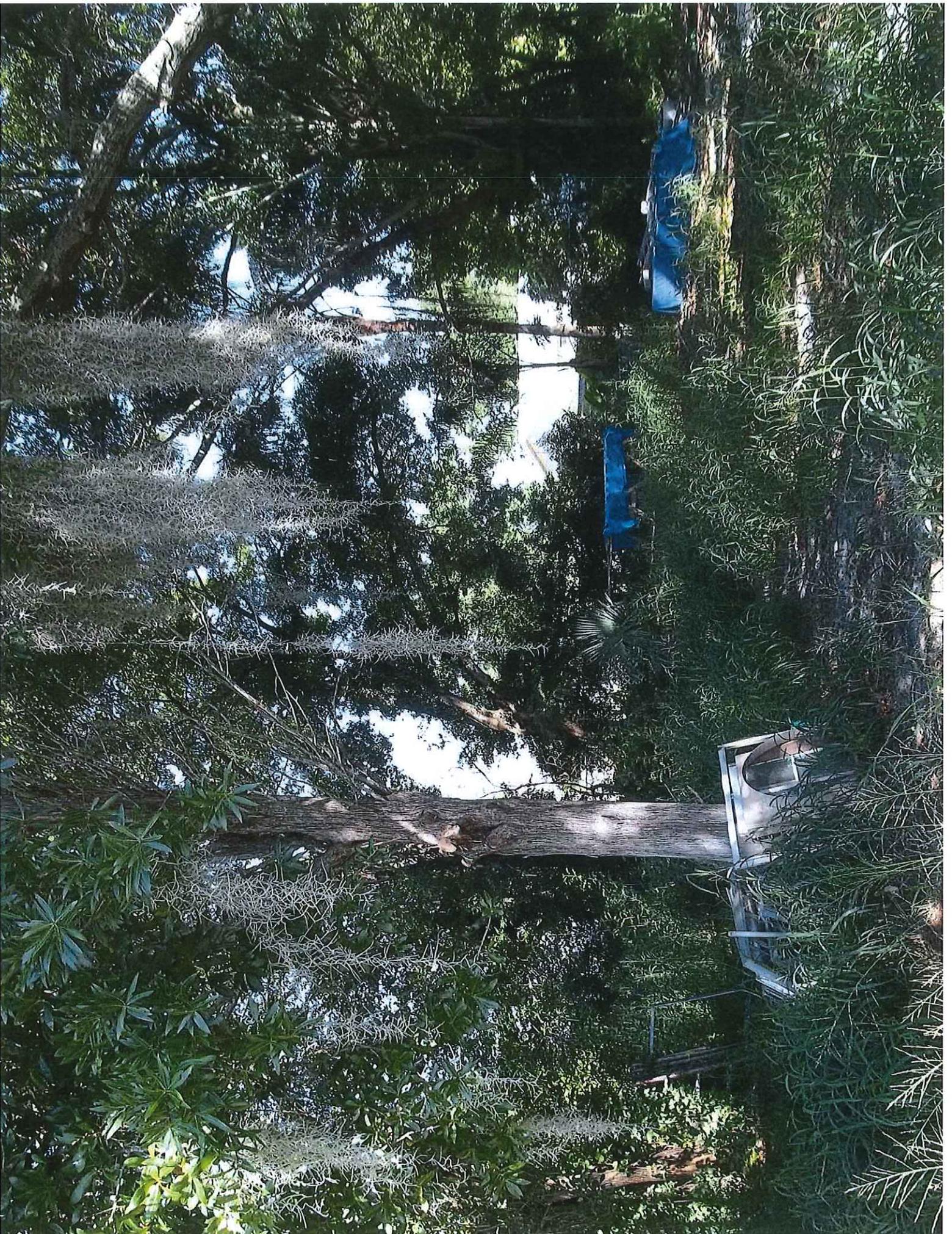


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**SECTION 302  
EXTERIOR PROPERTY AREAS**

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**SECTION 308  
RUBBISH AND GARBAGE**

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**308.2 Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

**CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING**  
**June 18, 2015**

Case no.: 15 05 095 / Keith Klingensmith / 485 N Buena Vista Dr.

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

**CITY OF LAKE ALFRED, FLORIDA**

City of Lake Alfred  
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Lake Alfred, FL 33850



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[www.mylakealfred.com](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

---

**CODE ENFORCEMENT SPECIAL MAGISTRATE**

DATE: June 3, 2015

CASE NO.: 15 05 095

CITY OF LAKE ALFRED

VS.

Keith Klingensmith Sr.  
485 N Buena Vista Drive  
Lake Alfred, FL 33850

RE: 485 BUENA VISTA DRIVE  
LAKE ALFRED, FL 33850  
PARCEL ID 262732 503000 009110

**NOTICE OF HEARING**

You are hereby notified that on Thursday, June 18, 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 3rd day of June 2015.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657720

First Class Mail

*Mamie Drane*

Recording Secretary

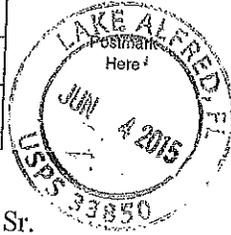
7013 3020 0002 3065 7220

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Total Postage f		



Sent To **Keith Klingensmith Sr.**  
 Street, Apt. No., or PO Box No. **485 N Buena Vista Drive**  
 City, State, ZIP+4 **Lake Alfred, FL 33850**

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

Date Issued **5/1/15**

Case Number **15-05-095**

Property Address **485 N Buena Vista Dr Lake Alfred**

Parcel ID # **262732503000009110**

Property Owner **Keith Klingensmith Sr**

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 checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	<b>5 days</b>
<input checked="" type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	<b>5 days</b>
<input checked="" type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	<b>5 days</b>
<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).

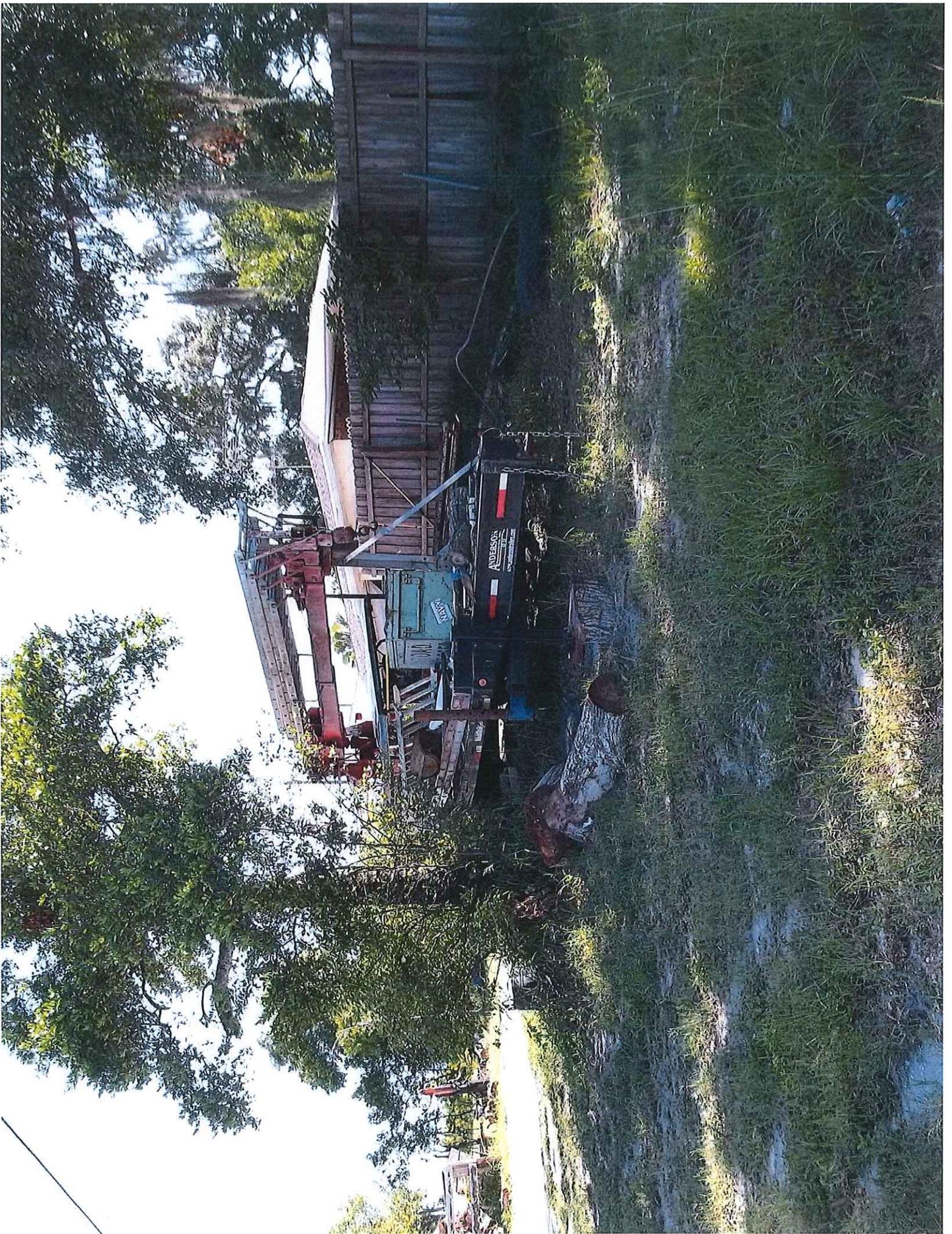
















**SECTION 302  
EXTERIOR PROPERTY AREAS**

**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.

**SECTION 308  
RUBBISH AND GARBAGE**

**308.1 Accumulation of rubbish or garbage.** All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

**308.2 Disposal of rubbish.** Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers.

**SECTION 302  
EXTERIOR PROPERTY AREAS**

**302.8 Motor vehicles.** Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

**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 HEARING**  
**June 18, 2015**

Case no.: 15 05 019 / Travis Roland / 160 E Echo St.

- 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

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: June 3, 2015

CASE NO.: 15 05 109

CITY OF LAKE ALFRED

VS.

Travis Roland  
160 E Echo Street  
Lake Alfred, FL 33850

RE: 160 E ECHO STREET  
LAKE ALFRED, FL 33850  
PARCEL ID 262732 501600 000040

### NOTICE OF HEARING

You are hereby notified that on Thursday, June 18, 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.

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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 June 2015.

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(Circle method of Notice)

Certified Mail

Article No.: 70133020000230657737

First Class Mail

*Mamie Drane*

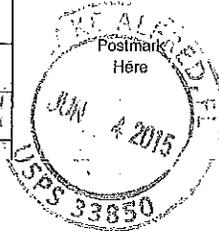
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Sent To Travis Roland  
160 E Echo Street  
Street, Apt. No.,  
or PO Box No. Lake Alfred, FL 33850  
City, State, ZIP+4

7013 3020 0002 3065 7737

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

Date Issued **5/18/15**

Case Number **15-05-109**

Property Address **160 E Echo St Lake Alfred**

Parcel ID # **262732501600000040**

Property Owner **Travis Roland**

Mailing Address **same**

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

Photographs Attached <input type="radio"/> Yes <input checked="" type="radio"/> No	Method of Delivery <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Posted on Property
Warning Previously Issued <input type="radio"/> Yes <input checked="" type="radio"/> No	Repeat Offense <input type="radio"/> Yes <input checked="" type="radio"/> 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).





### **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.

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

---

**AFFIDAVIT OF NON COMPLIANCE**

June 18, 2015

The property located at 390 W Davis Ave., Lake Alfred, FL 33850, has failed to comply with the Finding of Fact, Conclusion of Law and Order dated May 21, 2015.

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

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



**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.

Betty T Conner  
 1135 S Nekoma Ave  
 Lake Alfred, FL 33850

*Respondent*

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

THIS CAUSE came on for public hearing on May 21, 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: 390 W Davis Ave  
 Lake Alfred, Florida 33850

Legal Description: SECOND REPLAT OF ECHO TERRACE PB 32 PG 40 LOT 90

Parcel ID No.: 262805 524000 000900

**FINDINGS OF FACT**

On or about March 12, 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>
302.4 Property Maint. Code	Overgrown Yard / Lot
302.1, 308.1 Property Maint. Code	Trash / Debris / Storage of Materials
302.8 Property Maint. Code	Abandoned / Derelict Vehicle
108 Property Maint. Code	Unsafe Structure

The real property is located an 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 June 15, 2015 for a total compliance or a \$ 100 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.

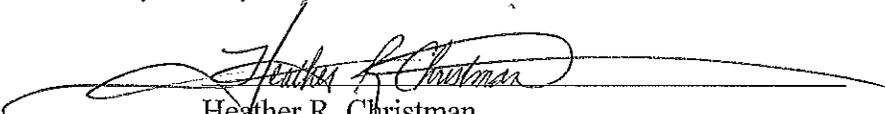
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

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 June 18, 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 21<sup>st</sup> day of May 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](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

---

**AFFIDAVIT OF NON COMPLIANCE**

June 18, 2015

The property located at **1135 S Nekoma Ave., Lake Alfred, FL 33850**, has failed to comply with the Finding of Fact, Conclusion of Law and Order dated May 21, 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



**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 Betty Welch Conner

380 W Davis

Lake Alfred, FL 33850

*Respondent*

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

THIS CAUSE came on for public hearing on May 21, 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: 1135 S Nekomia  
Lake Alfred, Florida 33850

Legal Description: ECHO TERRACE PB 23 PG 16 LOT 46

Parcel ID No.: 262805 523000 000460

**FINDINGS OF FACT**

On or about March 11, 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.

City Ordinance  
302.1, 308.1 Property Maint. Code  
302.8 Property Maint. Code  
108 Property Maint. Code  
14-22 Code of Ordinances

Violation  
Trash / Debris / Storage of Materials  
Abandoned / Derelict Vehicle  
Unsafe Structure  
Working Without a Building Permit - *Complied w/ hearing* (signature)

The real property is located an 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 June 5, 2015 for a total compliance or a \$ 250 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.

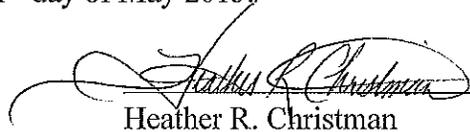
The Code Enforcement Officer is not required to give an offender(s) time to correct a repeat violation(s) and the Special Magistrate may impose a fine of up to \$500 per day for the repeat violation(s) starting from the date the violation(s) is found by the Code Enforcement Officer.

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 June 18, 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 21<sup>st</sup> day of May 2015.

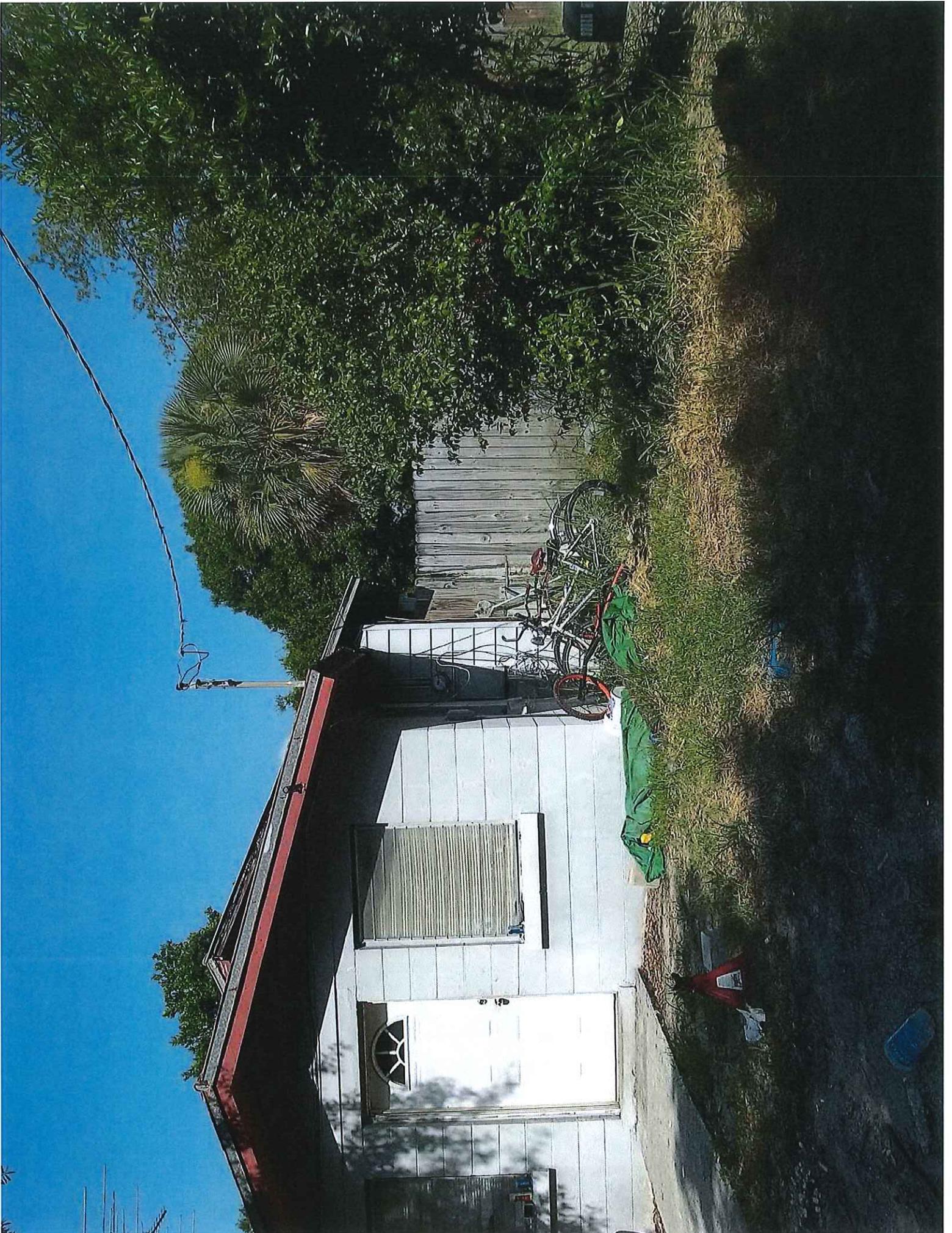
  
Heather R. Christman  
City of Lake Alfred Special Magistrate

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](http://www.mylakealfred.com)

**Community Development**

Building | Code Enforcement | Planning | Zoning

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**AFFIDAVIT OF NON COMPLIANCE**

June 18, 2015

The property located at **560 Grapefruit Ave., Lake Alfred, FL 33850**, has failed to comply with the Finding of Fact, Conclusion of Law and Order dated May 21, 2015.

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

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



*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.

Grapefruit Trust 560  
706 W Dr. Martin Luther King Jr. Blvd.  
Plant City, FL 33563-5119

*Respondent*

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

THIS CAUSE came on for public hearing on May 21, 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: 560 Grapefruit  
Lake Alfred, Florida 33850

Legal Description: HIGHLAND SUB PB 4 PG 2 BLK B LOT 11

Parcel ID No.: 262728 493500 002110

**FINDINGS OF FACT**

On or about March 06, 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>
3.003.02 ULDC	Off Street Parking

The real property is located an 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 May 31, 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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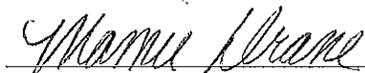
DONE AND ORDERED on this 21<sup>st</sup> day of May 2015.



Heather R. Christman

City of Lake Alfred Special Magistrate

ATTEST:



Mamie Drane

Clerk to the Special Magistrate

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