

**MINUTES**  
**Code Enforcement Special Magistrate**  
**City of Lake Alfred**  
**City Hall**  
**July 21, 2022**  
**3:00 p.m.**

**Special Magistrate Mawhinney** called to order the Code Enforcement Special Magistrate meeting at 3:04 p.m., explained the general procedures, and conducted the swearing-in ceremony. All audience members and city staff in attendance took the oath.

**Staff in attendance:** Assistant City Attorney Seth Claytor, Community Development Director Ameer Bailey, Code Enforcement Officer Carl Watson, and City Clerk Linda Bourgeois.

**Special Magistrate Mawhinney** approved June 16, 2022, Special Magistrate Code Enforcement meeting minutes.

The Event Palace at Lake Alfred, LLC (Case No. 6) was removed from the agenda.

**SUPPLEMENTAL ORDER IMPOSING FINE**

1. Case # 2021- 00027  
Lim La Properties  
725 S Lake Shore Way  
Parcel # 26-27-32-501000-007050

**Christy Barnes**, daughter of the property owner, was in attendance.

**Code Enforcement Officer Watson** presented the case.

**Cristy Barnes** said they had submitted a permit request for a fence and were in correspondence with the city about where the opening of the fence should be placed.

**Special Magistrate:** Approved the supplemental order of fines for \$12,600 and assessed the city's administrative costs of \$40.24 payable within thirty (30) days.

2. Case # 2021-00032  
1792 BT LLC, SAMKIM LLC  
1850 and 1870 US17/92  
Parcel # 26-27-27-490100-000301

The respondent was not in attendance.

**Code Enforcement Officer Watson** presented the case.

**Special Magistrate:** Approved the supplemental order of fines for \$38,500 and assessed the city's administrative costs of \$44.44 payable within thirty (30) days.

3. Case # 2022-00012-R  
Essie Mae & Andre McCullough  
670 Lemon St  
Parcel # 26-27-28-493500-005150

The respondent was not in attendance.

**Code Enforcement Officer Watson** presented the case.

There was a brief discussion on bringing back a case separately for nuisance abatement.

**Special Magistrate:** Approved the supplemental order of fines for \$1,950 and assessed the city's administrative costs of \$40.24 payable within thirty (30) days.

4. Case # 2021-00060  
O & O Property Group LLC  
680 E. Haines Blvd.  
Parcel #: 26-27-33-516000-001140  
(now 001141, 001150, 001160, 001170)

The respondent was not in attendance. A representative of the property owner, Secretary Elyci Gonzalez, was in attendance.

**Code Enforcement Officer Watson** presented the case.

**Elyci Gonzales** said she had no objections to the fine certification.

**Special Magistrate:** Found property in compliance. Approved the supplemental order of fines for \$1,900 and assessed the city's administrative costs of \$42.43 payable within thirty (30) days.

#### FINE REDUCTION

5. Case # 2021-00060  
O & O Property Group LLC  
680 E. Haines Blvd.  
Parcel #: 26-27-33-516000-001140  
(now 001141, 001150, 001160, 001170)

The respondent was not in attendance. A representative of the property owner, Secretary Elyci Gonzalez, was in attendance.

**Code Enforcement Officer Watson** presented the case and the staff recommendation of a 50% reduction in fines.

**Elyci Gonzales** explained the property owner did not know if they were going to demolish the property or renovate the property when they purchased it in December of 2020. There were vagrants and vandalism, so they boarded up and secured the property the best they could. The windows have been ordered and are now on backorder. They intend to continue to renovate the property.

**Special Magistrate Mawhinney**, on Case No. 2021-00060 for O & O Property Group, LLC, found the property in compliance. He reduced the fine to \$ 500.00 and assessed the city's administrative costs for this hearing of \$80.90. The fines and costs are payable within thirty (30) days, or the fine reduction will be voided.

~~6. Case # 2021-00043~~

~~Event Place at Lake Alfred LLC  
6441 Hwy. 17/92  
Parcel # 26-27-27-490100-000507~~

NEW BUSINESS  
ORDER FINDING VIOLATION  
FIRST OFFENSE

7. Case # 2022-00023  
Nicholas & Holly Comney  
0 Hwy. 17/92  
Parcel #26-27-27-490100-000520

City Codes Cited:

Lake Alfred Minimum Property Maintenance Code, (MPMC) Lake Alfred code of ordinances (LAC)

Section 106.3 Declaration of a nuisance; demand for correction (MPMC)  
Section 302.1 Sanitation and storage of materials (MPMC)  
Section 302.4 Weeds and overgrowth (MPMC)  
Section 14-22 Permit required (LAC)  
Section 32-1 Nuisance declared (LAC)  
Section 32-2 Property owner's duty to clear land and sidewalks (LAC)  
Section 32-3 Notice to abate (LAC)

The respondent was not in attendance.

**Code Enforcement Officer Watson** presented the case.

**Special Magistrate:** Found the property in violation. Allowed for thirty (30) days to bring the property into compliance or a \$100 per day fine will commence accruing. Assessed the city's administrative costs of \$78.60 payable within thirty (30) days.

8. Case # 2022-00024  
Leonard J Thompson  
0 Hwy. 17/92  
Parcel # 26-27-27-490100-000519

The respondent was not in attendance. The owner is deceased.

City Codes Cited:

Lake Alfred Minimum Property Maintenance Code, (MPMC) Lake Alfred code of ordinances (LAC)

Section 106.3 Declaration of a nuisance; demand for correction (MPMC)  
Section 302.1 Sanitation and storage of materials (MPMC)  
Section 302.4 Weeds and overgrowth (MPMC)  
Section 32-1 Nuisance declared (LAC)  
Section 32-2 Property owner's duty to clear land and sidewalks (LAC)  
Section 32-3 Notice to abate (LAC)

The respondent was not in attendance. The owner is deceased.

**Code Enforcement Officer Watson** presented the case.

**Special Magistrate:** Found the property in violation. Allowed for fifteen (15) days to bring the property into compliance or a \$250 per day fine will commence accruing. Assessed the city's administrative costs of \$78.60 payable within thirty (30) days. He allowed for the abatement of 302.1: Sanitation and storage of materials and 302.4: Weeds and overgrowth due to health, safety, and welfare concerns.

9. Case # 2022-00030  
Kevin B. Washington  
227 Eleuthera Dr  
Parcel # 26-27-20-489400-000590

City Codes Cited:

Lake Alfred Minimum Property Maintenance Code (MPMC) Lake Alfred code of Ordinances (LAC) Florida Building Code (FBC)

Section: 106.3 Declaration of nuisance; demand for correction (MPMC)  
Section: 108.1.4 Unlawful Structure (MPMC)  
Section: 14-22- Permit Required (LAC)  
Section 32-1 – Nuisance Declared (LAC)  
Section 105 – Permit Required – Florida Building Code (FBC)

The respondent Keith Washington was in attendance.

**Code Enforcement Officer Watson** presented the case.

**Keith Washington** said the shed was installed by the company this way and has subsequently been removed from the property. He said a permit has been applied for to have the shed reinstalled properly, and the company was not able to remove the shed before the deadline in the notice of violation.

**Special Magistrate:** Found the property in compliance and assessed the city's administrative costs of \$75.93 payable within thirty (30) days.

The next hearing date is scheduled for August 18, 2022, at 3:00 p.m.

The Code Enforcement Special Magistrate was adjourned at 3:46 p.m.

Respectfully Submitted,



Linda Bourgeois, BAS, MMC,  
City Clerk