

**MINUTES**  
**Code Enforcement Special Magistrate**  
**City of Lake Alfred**  
**City Hall**  
**February 17, 2022**  
**3:00 p.m.**

**Special Magistrate Mawhinney** called to order the Code Enforcement Special Magistrate meeting at 3:01 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, Building Inspector Timothy Otte, Fire Chief Wallace Nix, Code Enforcement Officer Carl Watson, and City Clerk Linda Bourgeois.

**Special Magistrate Mawhinney** approved the December 16, 2021, Special Magistrate Code Enforcement meeting minutes.

**SUPPLEMENTAL ORDER IMPOSING FINE**

1. Case # 2021-00023 – (AOCO)  
Justin R. Camacho  
635 E. Grapefruit St.  
Parcel # 26-27-28-493500-004060

The respondent Justin Ruiz Camacho was in attendance.

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

Justin Camacho explained he had covid a few times and his wife was expecting. He said he did not know that he needed to call for an inspection.

**Special Magistrate:** Found the property in compliance. Certified the fines for \$1,250 and assessed the city's administrative costs of \$ 41.81 payable within thirty (30) days.

2. Case # 2021-00025-R - (AOCO)  
Cold FD Portfolio VII LLC DBA: Family Dollar Store  
225 S. Lake Shore Way  
Parcel # 26-27-32-503000-042010

The respondent was not in attendance.

**Special Magistrate:** Found the property in compliance. Certified the fines for \$8,200 and assessed the city's administrative costs of \$ 41.81 payable within thirty (30) days.

**ORDER IMPOSING FINE**

3. Case # 2021-00024-R (AOCO)  
Fallegur Homes LLC  
355 E Columbia St.  
Parcel #: 26-27-32-498000-000051

The respondent Johnathon Diaz was in attendance.

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

Johnathon Diaz, a representative of Fallegur Homes, said the property had exchanged owners several times during this timeframe. He said they were not aware of the violations and now have the property in order.

**Special Magistrate:** Found the property in compliance. Certified the fines for \$950 and assessed the city's administrative costs of \$41.81 payable within thirty (30) days.

4. Case # 2021-00030 – (AOCO)  
Jean Charles Bores  
617 Totty Way  
Parcel # 26-27-33-513980-000110

The respondent was Jean Charles Bores in attendance.

**Code Enforcement Officer Watson** presented the case and said the staff did not have any objection to waiving the administrative fines.

A brief discussion ensued regarding the procedures and that the property was brought into compliance before the deadline.

Mr. Bores was asked if the property was brought into compliance before the deadline and he responded that it was.

**Special Magistrate:** Found the property in compliance. There were no fines and he assessed the city's administrative costs of \$41.81 payable within thirty (30) days.

5. Case # 2021-00031



The respondent was not in attendance.

**Code Enforcement Officer Watson** presented the case. An email from the property owner was submitted to the record.

A brief discussion ensued regarding the case history.

**Special Magistrate:** Found the property in violation. Certified the fines of \$14,700 and assessed the city's administrative costs of \$ 41.81 payable within thirty (30) days.

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

The respondent was in attendance.

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

The personal agent and representative of the stakeholders George David was in attendance. He said he understood the gravity of the violations and said the problems were very complex. He shared he was working first on the life safety concerns. He spoke about the various prior administrations and said he was continuing to work with the fire department.

**Special Magistrate:** Found the property in violation. Certified the fines of \$19,000 and assessed the city's administrative costs of \$65.37 payable within thirty (30) days.

7. Case # 2021- 00035  
Raymond T. Harris  
285 Nekoma Ave.  
Parcel # 26-27-32-503000-039043

The respondent Raymond Harris was in attendance.

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

Mr. Harris said he worked hard and got the violations corrected.

**Special Magistrate:** Found the property in compliance. Certified the fines of \$9,200 and assessed the city's administrative costs of \$ 41.81 payable within thirty (30) days.

8. Case # 2021- 00040 – (AOCO)  
Andrea Basdeo  
150 Nekoma St  
Parcel # 26-27-32-503000-031023

The respondent was not in attendance.

**Code Enforcement Officer Watson** presented the case. He said the property was brought into compliance before the deadline.

**Special Magistrate:** Found the property in compliance. There was no fine and he assessed the city's administrative costs of \$41.81 payable within thirty (30) days.

9. Case # 2021-00045 – (AOCO)  
Melissa D. Levin  
495 N. Echo Dr  
Parcel # 26-27-32-502800-000360

The respondent Melissa Levin was in attendance.

**Code Enforcement Officer Watson** presented the case. He said the property was brought into compliance before the deadline.

Melissa Levin asked what the city's administrative costs were for and she was told it was the costs associated with the hearings.

**Community Development Director Bailey** said she would provide her with an itemized list.

**Special Magistrate:** Found the property in compliance. There were no fines and he assessed

the city's administrative costs of \$ 41.81 payable within thirty (30) days.

OLD BUSINESS:

FINE REDUCTION

10. Case # 2021-00010  
Freddie Mae Robinson  
675 Lemon  
Parcel # 26-27-28-493500-007030

Case # 2021-00011  
Freddie Mae Robinson  
0 Lemon  
Parcel # 26-27-28-493500-007040

The respondent Freddie Robinson was in attendance.

**Code Enforcement Officer Watson** presented the case. He said the city staff did not have an objection to the reduction of fines.

Both cases were heard at the same time.

Freddie Robinson thanked the Special Magistrate for listening to her and said her tenants were difficult. She said covid had delayed the cleanup process. The cars were removed and they had a challenge in getting the boxcar off the property. She said the boxcar was removed about two days after the inspection had occurred for the last hearing.

She was asked if the tenants were still occupying the home and she replied yes.

**Special Magistrate Mawhinney**, on Case No. 2021-00010 for Freddie Mae Robinson, found the property in compliance. He reduced the fine to \$250.00 and assessed the city's administrative costs for this hearing of \$41.81. The costs are payable within thirty (30) days, or the fine reduction will be voided.

**Special Magistrate Mawhinney**, on Case No. 2021-00011 for Freddie Mae Robinson, found the property in compliance. He reduced the fine to \$250.00 and assessed the city's administrative costs for this hearing of \$41.81. The costs are payable within thirty (30) days, or the fine reduction will be voided.

11. Case # 2021-00019  
Jorge L. Moreira  
296 E. Alfred St.  
A.K.A. 300 E Alfred Dr. STE A C D  
Parcel # 26-27-32-000000-011040

The respondent Jorge Moreira and Catherina Gonzales were in attendance.

**Code Enforcement Officer Watson** presented the case. He said the city staff did not have an objection to the reduction of fines.

Jorge Moreira said he had purchased the building about eighteen months ago and paid a

contractor to do the work. He said the company never came to get the permits from the city. He said he was trying to do his best and worked with the building official to make sure the building was brought into compliance.

**Special Magistrate Mawhinney**, on Case No. 2021-00019 for Jorge L. Moreira, found the property in compliance. He reduced the daily fine to zero and assessed the city's administrative costs for this hearing of \$39.71. The costs are payable within thirty (30) days, or the fine reduction will be voided.

The next hearing date is scheduled for March 17, 2022, at 3:00 p.m.

The Code Enforcement Special Magistrate was adjourned at 4:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda Bourgeois".

Linda Bourgeois, BAS, MMC, City Clerk