

MINUTES
Code Enforcement Special Magistrate
City of Lake Alfred
City Hall
September 21, 2023
3:00 p.m.

Special Magistrate Mawhinney called to order the Code Enforcement Special Magistrate meeting at 3:11 PM, explained the general procedures, and conducted the swearing-in ceremony. Audience members and city staff in attendance took the oath. He shared that all materials in the agenda packet are a part of the record and said all city administrative costs are payable within thirty (30) days.

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

Special Magistrate Mawhinney approved May 18, 2023, Special Magistrate Code Enforcement meeting minutes. There were no Code Enforcement meetings held in June, July, and August.

SUPPLEMENTAL ORDER IMPOSING FINES

1. Case # 2020-00014
Navarro Jacinto, Maria
340 W. Pierce St.
Parcel # 26-27-32-513200-000020

The respondent was not in attendance.

Code Enforcement Officer Watson presented the case. He said Mr. Navarro called and requested the case to be continued. The staff recommended proceeding with the case since it was a compliance hearing. The case was heard.

Special Magistrate: Found the property in compliance. Approved the supplemental order of fines for \$21,500 and assessed the city's administrative costs of \$69.74 payable within thirty (30) days.

2. Case # 2021-00015
Mary E. Sharett
1120 Cross Ave.
Parcel # 26-28-05-523500-000290

The respondent was not in attendance.

Code Enforcement Officer Watson presented the case. He said the owner is deceased and the property is scheduled for demolition.

Special Magistrate: Found the violations continue to exist. Approved the supplemental order of fines for \$33,600 and assessed the city's administrative costs of \$64.16 payable within thirty (30) days. He authorized the abatement of the high weeds and grass.

3. Case #-2022-00055
Pinnacle Investments & Development Inc.
940 S. Lake Shore Way
Parcel # 26-28-05-525000-003021
The current owner, Paul Campbell, was in attendance.

Code Enforcement Officer Watson presented the case.

Paul Campbell said it shouldn't be that long before they are done, and there had been a lot of difficulties in securing a roofer. He spoke about a structural engineer rendering drawings, the air conditioning unit costs were wrong on the permit application, and they will have to apply for the permit on the roof rack. He said the guy doing it now said the flashing has to be completed first and once that passes inspection then the Air Conditioning company will be permitted. He said he would revisit this with the city after completion.

Special Magistrate: Found the violations continue to exist. Approved the supplemental order of fines for \$12,600 and assessed the city's administrative costs of \$50.46 payable within thirty (30) days.

ORDER IMPOSING FINE

4. Case # 2023-00002 BTR MHP
Lake Alfred MHP LLC
670 Alfred St. E.
Parcel No. 26-27-33-000000-033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case.

Joy Matthew Sprouse requested the Special Magistrate to consider a reduction in the fine, and he explained the reduction process.

Special Magistrate: Found the property in compliance. Approved the fines for \$3,750 and assessed the city's administrative costs of \$59.89 payable within thirty (30) days.

5. Case # 2023-00003 BTR Motel
Lake Alfred MHP LLC
670 Alfred St. E.
Parcel No. 26-27-33-000000-033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case.

Joy Matthew Sprouse said the motel had been vacant for a few months. She shared that the manager passed away earlier this month. She said the existing structure is being bid to be replumbed and the electrical will be the last task needed before a business tax receipt application for the apartments will be submitted to the City.

Community Development Director Bailey reminded her that the plumbing and electrical would need to be permitted through the City of Lake Alfred.

Special Magistrate: Found the violations continue to exist. Approved the fines for \$33,500 and assessed the city's administrative costs of \$51.49 payable within thirty (30) days.

6. Case # 2023-00006 Junk & Debris
Lake Alfred MHP LLC
670 Alfred St.

Parcel # 26-27-33-000000-033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case.

Joy Matthew Sprouse said she is not making any excuses.

Special Magistrate: Found the violations continue to exist. Approved the fines for \$12,250 and assessed the city's administrative costs of \$53.59 payable within thirty (30) days.

7. Case # 2023-00008 unfit/unsafe
John Duran &
Lake Alfred MHP LLC
26 Palm Circle Dr.
Parcel # 26-27-33-000000-033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case. He said there has not been a permit pulled for the demolition.

Joy Matthew Sprouse said they had a vendor lined up to demolish the property however, the vendor would not pull a permit, so they had to let them go.

A brief discussion ensued regarding John Duran, and it was shared he was the person evicted from the property and is still listed as an owner by the Polk County Property Appraisers.

Special Magistrate: Found the violations continue to exist. Approved the fines for \$12,250 and assessed the city's administrative costs of \$67.02 payable within thirty (30) days.

8. Case # 2023-00009 unfit/ unsafe
Lake Alfred MHP LLC
80 Cypress Dr.
Parcel # 26-27-33-000000-033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case.

Joy Matthew Sprouse said this was the same for the previous case.

Special Magistrate: Found the violations continue to exist. Approved the fines for \$12,250 and assessed the city's administrative costs of \$48.36 payable within thirty (30) days.

9. Case # 2023-00010 unfit/unsafe
Lake Alfred MHP LLC
83 Twin Oaks
Parcel # 26-27-33-000000.033040

The Operations Manager Joy Matthew Sprouse was in attendance.

Code Enforcement Officer Watson presented the case.

Joy Matthew Sprouse said this was also the same for the previous cases.

Special Magistrate: Found the violations continue to exist. Approved the fines for \$12,250 and assessed the city's administrative costs of \$48.36 payable within thirty (30) days.

The City Attorney asked the Code Enforcement Officer on cases 2023-00009 and cases 2023-00010 that the service and process for the notice of hearing were provided pursuant to Florida law, and that on the reinspection for both properties, the violations continued to exist as identified by the affidavits on non-compliance. Code Enforcement Officer Watson said that was correct.

Special Magistrate: Provided a recap and said that in both cases, 2023-00009 and cases 2023-00010, he had approved the fines for \$12,250 and assessed the city's administrative costs of \$48.36 payable within thirty (30) days.

Order Finding Violation – Repeat Case

10. Case # 2023-12-R
Franz Momplaisir
555 Midway Ave.
Parcel # 26-27-28-493500-006030

The respondent was not in attendance.

Code Enforcement Officer Watson presented the case.

Special Magistrate: Found the violations exist. Approved the fines for \$6,300 and assessed the city's administrative costs of \$48.36 payable within thirty (30) days. He authorized the abatement of the nuisance for the mowing of the property.

11. Case # 2023-00015 - R
Betty T. Conner
390 W Davis Ave.
Parcel # 26-28-05-524000-000900

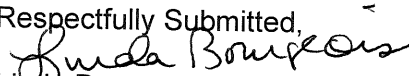
The respondent was not in attendance.

Code Enforcement Officer Watson presented the case. The property owner is deceased.

Special Magistrate: Found the violations exist. Approved the fines of \$7,050 and assessed the city's administrative costs of \$48.36 payable within thirty (30) days. He authorized the abatement of the nuisance for the mowing of the property.

The next Code Enforcement Special Magistrate hearing date is scheduled for October 19, 2023.

The Code Enforcement Special Magistrate meeting was adjourned at 3:51 p.m.

Respectfully Submitted,

Linda Bourgeois, BAS, MMC, ADAC
City Clerk