



**CITY OF FRUITLAND PARK
CODE ENFORCEMENT-SPECIAL MAGISTRATE
HEARING AGENDA
DECEMBER 14, 2017**

City Hall Commission Chambers
506 W. Berckman Street
Fruitland Park, FL 34731
9:00 a.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES**
- 4. APPROVE MEETING MINUTES FROM AUGUST 3, 2017, AND NOVEMBER 8, 2017, CODE ENFORCEMENT SPECIAL MAGISTRATE MEETINGS**
- 5. ATTORNEY PRESENTATIONS**

Hearings

- a) Case # CE2016-004
Property Address: 412 Sunny Court, Fruitland Park, FL 34731
Property Owner: Robert T. Moore
Violation(s): City Code, Chapter 97: Property Maintenance Section
97.04-Accumulation of Junk Prohibited.
Grace period for compliance expired July 11, 2017.
- b) Case # CE2017-003
Property Address: 3131 US Hwy. 27/441, Fruitland Park, FL 34731
Property Owner: Florida Medical Industries Inc., C/O Stephen Angelillo
Violation(s): City Code, Chapter 97: Property Maintenance Section
97.03-Excessive or Untended Growth of Vegetation
Prohibited.
Section 97.04-Accumulation of Junk Prohibited.
International Property Maintenance Code:
Section 108.1-Unsafe Structures.
Section 108.1.3-Structures unfit for human occupancy. Grace
period for compliance expired October 10, 2017.

- 6. NEW BUSINESS**

7. PUBLIC COMMENTS

Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Code Enforcement-Special Magistrate. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Code Enforcement-Special Magistrate addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

8. OTHER BUSINESS

9. ADJOURNMENT

Any person requiring a special accommodation at this meeting because of disability or physical impairment should contact the City Clerk's Office at City Hall (352) 360-6727 at least forty-eight (48) hours prior to the meeting. (§286.26 F.S.)

If a person decides to appeal any decision made by the City of Fruitland Park Code Enforcement- Special Magistrate with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The city does not provide verbatim records. (§286.0105, F.S.)

Pursuant to FSS 162.11, all Code Enforcement-Special Magistrate cases that are appealed are appealed to Circuit Court. The appeals must be filed no later than 30 days from the date of the execution or signing date of the written Order that is to be appealed. Any Order issued by the City of Fruitland Park's Code Enforcement-Special Magistrate may be appealed, including the original order, any subsequent orders, an extension order, or a reduction order.

PLEASE TURN OFF ELECTRONIC DEVICES OR PLACE IN VIBRATE MODE.

**FRUITLAND PARK CODE ENFORCEMENT SPEICAL MAGISTRATE
MEETING MINUTES
August 3, 2017**

A hearing of the Fruitland Park Code Enforcement Special Magistrate was held at 506 W. Berckman Street, Fruitland Park, Florida 34731 on Thursday, August 3, 2017 at 8:30 a.m.

Present: Mr. Ashley Hunt, Attorney-at-law, Special Magistrate; Mses. Anita-Geraci-Carver, City Attorney; Lori Davis, Code Enforcement Officer; Messrs. Joshua Bills, Hunt Law Firm, P.A.; Charlie Rector, Community Development Department Director; Dale Bogle, Public Works Department Director, and Ms. Esther B. Coulson, City Clerk.

1. **CALL TO ORDER**

After Special Magistrate Hunt called the hearing to order at 8:35 a.m. and gave an opportunity for the respondent to appear, the special magistrate proceedings commenced without the presence of the respondent.

2. **ROLL CALL**

At Special Magistrate Hunt's request, Ms. Geraci-Carver introduced herself.

3. **ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES**

Special Magistrate Hunt administered the oath to Ms. Davis and Rector who intended to testify at this morning's hearing.

4. **CASE #CE2017-0032 – Jennifer E. Marcial, Respondent - 401 Acorn Circle, Fruitland Park, FL 34731**

Ms. Geraci-Carver acknowledged the presence of Ms. Davis, who will be presenting the case, and indicated that she will ask any follow-up questions whenever necessary.

Ms. Davis presented testimony concerning violations of the city's codes by the respondent, Ms. Jennifer E. Marcial, on Case Number CE2017-0032; gave a historical background and overview of the violations since a complaint was made on April 6, 2017, and outlined the actions she undertook which led to the request for hearing as depicted in the backup and filed with the supplemental papers to the minutes of this meeting.

In response to Special Magistrate Hunt, Ms. Davis confirmed in the affirmative that the complaint, based on evidence presented at this day's hearing, is true and accurate to the best of her knowledge.

Special Magistrate Hunt indicated that it appears at this time that the respondent was notified where notice was issued and delivered; a reasonable amount of time was given to correct the violation, and a request for hearing was made whereby the respondent was not present at this day's hearing to make a presentation on the case.

Page 2 of 3

August 3, 2017 Special Magistrate Hearing

There were no other witnesses present to testify, Special Magistrate Hunt closed the hearing to testimony and issued the following order under the findings of fact and conclusions of law that

- Violation 1

Excessive or untended growth of vegetation prohibited, subsection 97.03, Property Maintenance Code of Ordinance,

Action Required: Property needs to be mowed, vines cutback and maintained.

- Violation 2

Accumulation of refuse prohibited, subsection 97.02, Property Maintenance Code of Ordinance;

Action Required: The piles of trash and dumped debris in the right-of-way need to be removed and cleaned up.

- Violation 3 Accessory uses and structures, fences and walls, subsections 156.010 and 156.030, Land Development Regulations (LDR), and

Action Required: The fencing/structure along the front of the property needs to be removed.

- Violation 4

Unsafe structures, subsection 108.1.1, and structure unfit for human occupancy, subsection 108.1.3, Property Maintenance Code of Ordinance.

Action Required: The 1987 manufactured home should be removed from the property as it is so damaged and unsafe it is a hazard and a blight to the neighborhood and the community. Demolition of the structure based on the building official's recommendation dated April 13, 2017.

□ **Conclusions of Law**

1. The respondent has violated the provisions of the City of Fruitland Park's Code of Ordinances as previously cited.
2. Based upon the facts and evidence presented, the Order of Enforcement as follows is warranted:

□ **Order**

Respondent shall pay costs associated with the file in the amount of forty-four dollars and thirty-six cents. All fines and costs shall be paid to the *City of Fruitland Park*, 506 W. Berckman Street, Fruitland Park , FL 34731.

Respondent shall make the necessary corrective actions as previously cited within thirty (30) days from the date of this order. Failure to bring the property into compliance with the City of Fruitland Park codes shall result in an Order of Fine being issued at the rate of \$50.00 per day to commence thirty (30) days from the date this order is signed for each day the property is not in compliance and continue

Page 3 of 3

August 3, 2017 Special Magistrate Hearing

to accrue at the daily rate of fifty dollars (\$50.00) until such time as the property comes into compliance.

5. ATTORNEY PRESENTATIONS (Request for Hearings)

There were no attorney presentation to be submitted at this time.

6. ADJOURNMENT

The hearing adjourned at 9:00 a.m.

CITY OF FRUITLAND PARK
CODE ENFORCEMENT-SPECIAL MAGISTRATE
November 8, 2017 Meeting Minutes

A hearing of the Fruitland Park Code Enforcement Special Magistrate was held at 506 W Berckman Street, Fruitland Park, Florida 34731 on Wednesday, November 8, 2017 at 8:30 a.m.

Present: Mr. Ashley Hunt, Attorney-at-law, Special Magistrate; Mses. Anita-Geraci-Carver, City Attorney; Lori Davis, Code Enforcement Officer; Messrs. Joshua Bills, Hunt Law Firm, and Ms. Tracy Kelley, Administrative Assistant.

1. CALL TO ORDER

The meeting came to order at 8:42 a.m.

2. ROLL CALL

3. ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES

Special Magistrate Hunt administered the oath to Ms. Davis who intended to testify at this morning's hearing.

4. CASE # CE2017-0032 - Jennifer E. Marcial, Respondent - 401 Acorn Circle, Fruitland Park, FL 34731

Ms. Davis presented testimony concerning violations of the city's codes by the respondent, Ms. Jennifer E. Marcial, on Case Number CE2017-0032 which was presented at the August 8, 2017 special magistrate hearing.

Ms. Davis outlined the following actions she undertook on August 26, 2017 to give the opportunity for the respondent to comply with the August 11, 2017 Special Magistrate's Order of Enforcement by September 11, 2017 and her findings after she inspected the subject property on September 26, 2017 as depicted in Exhibits A, B, C, and D (copies of which are filed with the supplemental papers to the minutes of this meeting) where evidence reveal that:

The subject property remains in violation;

No actions were taken to maintain or repair the property to correct the violation; certified mail to the respondent were returned;

The request for hearing, that was posted, for noncompliance remains in effect to this date, and

Calculated of order of fines since September 12, 2017.

Recognizing that there were no other witnesses present to testify, Special Magistrate Hunt closed the hearing to testimony; accepted the evidence submitted by Ms. Davis, and gave the Findings of Fact and Conclusions of Law as outlined in the Order of E n f o r c e m e n t :

The respondent was given proper notice of at least 10 days prior to this day's request of hearing.

The violation occurred on the subject property;

- a. Excessive or Untended Growth of Vegetation Prohibited, Property Maintenance under City of Fruitland Park Ordinance Chapter 97 Subsection 97.03;
- b. Accumulation of Refuse Prohibited, Property Maintenance under City of Fruitland Park Ordinance Chapter 97 Subsection 97.02;
- c. Accessory Uses and Structures under City of Fruitland Park Land Development Regulations General Provisions on Restrictions, Height, and Location, Subsections 156.010 (1)(2)(3), and
- d. Unsafe Structures and Equipment, Exhibit to Ordinance Property Maintenance under Code Subsection 108.1.1. And Structure Unfit for Human Occupancy under Subsection 108.1.3.

The respondent was not present for the August 3, 2017 hearing;

Special Magistrate Hunt ordered that commencing September 12, 2017, the respondent pay to the City of Fruitland Park at city hall fifty dollars (\$50.00) per day -- which will continue to accrue at that rate with additional associated costs of fifty-seven dollars and four cents (\$57.04) until the subject property is brought into compliance -- within thirty (30) days of the date of this day's order.

In response to Special Magistrate Hunt's recognition of the three month-period following the recorded order and the foreclosure process, Ms. Geraci-Carver outlined the recording of the order in Lake County's public records and the city' s subsequent request before the special magistrate for permission to foreclose on the subject property where a determination would be made in that regard.

Special Magistrate Hunt agreed that he or Ms. Geraci-Carver would prepare the o r d e r .

5. **REQUEST FOR HEARINGS**

a) **CASE# CE2016-004 - Robert T. Moore (Property Owner), Respondent - 412**

Sunny Court, Fruitland Park, FL 34731

Ms. Davis referred to Case Number CE2016-004 and requested a hearing regarding the violation of Property Maintenance Accumulation of Junk Prohibited of the city' s code under subsection 97.04 where the grace period for compliance expired on July 11, 2017.

Ms. Davis identified the property's location at 412 Sunny Court, Fruitland Park, Florida 34731; recognized the presence of Mr. Robert T. Moore at this day's hearing where he was notified of same by US mail, certified mail, posting at city hall, and on the subject property in question, and requested that the matter be heard before the special magistrate at the proposed date of December 14, 2017 hearing.

At Special Magistrate Hunt's request, Mr. Moore addressed his attempts to bring the property into compliance.

In response, Special Magistrate Hunt recognized the opportunity for Mr. Moore to appear at the next hearing to present evidence; addressed the ultimate goal for the city to work with him to meet compliance, and granted the request to hold a hearing where a decision would be made at that time.

b) CASE# CE2017-003 - Property Owner: Florida Medical Industries Inc., in care of Mr. Stephen Anguilla - 3131 US Highway/441, Fruitland Park, FL 34731 Ms. Davis referenced to Case Number CE2017-003 and requested a hearing regarding the following violations of property maintenance where the grace period for compliance expired on October 10, 2017.

Excessive or Untended Growth of Vegetation Prohibited under Subsection 97.03, Chapter 97 of the city's code;
Accumulation of Junk Prohibited under Subsection 97.04, Chapter 97 of the city's code,
Unsafe Structures under Subsection 108.1 of the International Property Maintenance Code, and
Structures Unfit for Human Occupancy under Subsection 108.1.3 of the International Property Maintenance Code.

In response, Special Magistrate Hunt granted the request to hold a hearing on the subject case for December 14, 2017.

6. ATTORNEY PRESENTATIONS (Request for Hearings)

There was no attorney presentation to be submitted at this time.

7. OTHER BUSINESS

There was no other business to come before the special magistrate at this time.

8. ADJOURNMENT

The meeting adjourned at 8:55 a.m.

1				
2				
3				
4	Case #:	CE2016-004		
	Address:	412 Sunny Court Fruitland Park, FL 34731		
	Property Owner:	Robert T. Moore		
	Date: 12/20/2017	Exhibit A	Complaint Form	\\server20
	Date: 12/20/2017	Exhibit B	Ownership Records	\\server20
		B-1	Lake Co. Property Appraiser	
		B-2	Office of Lake Co. FL Tax Collector	
	Date: 12/20/2017	Exhibit C	Investigation Documentation	
		C-1	Evidence of violation of:	Photo(s)
			City Ordinance Chapter 97-Property Maintenance Section 97.04- Accumulation of Junk Prohibited	
	Date: 12/20/2016	Exhibit D	Code Enforcement Courtesy Letter Deadline of 1/17/2017	\\server20
	Date: 01/19/2017	Exhibit E	Notice of Violation Deadline of 02/06/2017	\\server20
		E-1	Certified mail receipt	
	Date(s) : 2/6/2017 to 10/01/2017	Notes:	Notes: Still in violation after deadline(s) and extensions. 02/11/17 during Love Week, Bless Fruitland Park assisted with clean up. Owner ill and was granted extensions to clean up.	
	Date: 10/12/2017	Exhibit F	Request for Hearing	\\server20
		F-1	Certified Mail receipt	
	Date: 11/30/2017	Exhibit G	Notice of Hearing	\\server20
		G-1	Certified Mail receipt	

Case #:	CE2017-003		
Address:	3131 US Hwy 441 Fruitland Park, FL 34731		
Property Owner:	FL Medical Industries Inc. C/O Stephen Angelillo		
Date: 1/3/2017	Exhibit A	Complaint Form	..\2017 Cas
	Exhibit B	Ownership Records	..\2017 Cas
	B-1	Lake Co. Property Appraiser	
	B-2	Office of Lake Co. FL Tax Collector	
	Exhibit C	Investigation Documentation	
	C-1	Evidence of:	
		Violation of Ordinance(s) Chap. 97- Property Maint 97.03-Excessive or untended growth of vegetation.	
	C-2	Violation of Ordinance(s) Chap. 97- Property Maint #2-Sec. 97.04- Accumulation of junk prohibited.	
	C-3	Violation of City Ordinance(s), Exhibit to Ordinance Maintenance Code Section 108: Sec. 108.1.1 Unsafe Structures.	
	C-4	Violation of City Ordinance(s), Exhibit to Ordinance Maintenance Code Section 108: Sec. 108.1.3 Structure unfit for human occupancy.	
Date: 1/5/2017	Exhibit D	Code Enforcement Courtesy Letter Deadline of 1/24/2017	..\2017 Cas
Date: 2/2/2017	Exhibit E	Notice of Violation -Palm Bch loc. Deadline of 3/6/2017	..\2017 Cas
	E-1	Certified Mail Receipt	..\2017 Cas
Date: 3/6/2017	Exhibit F	Notice of Violation -Colorado loc. Deadline of 4/6/2017	..\2017 Cas

		F-1	Certified Mail Receipt	..\2017 Cas
	Date: 6/2/2017	Exhibit G	Notice of Violation-Lady Lake loc. Deadline of 7/2/2017	..\2017 Cas
		G-1	Certified Mail Receipt	..\2017 Cas
	Date(s): 1/5/2017 to 10/18/2017	NOTES:	During this time frame Notices were sent to address Property Appraiser , Tax Collector and Corporate de returned and finally contact made in Lady Lake FL v received. And email contact was made with Mr. An	
	Date: 10/18/2017	Exhibit H	Request for Hearing	..\2017 Cas
		H-1	Certified Mail receipt	..\2017 Cas
	Date: 11/30/2017	Exhibit I	Notice of Hearing	..\2017 Cas
		I-1	Certified Mail receipt	..\2017 Cas
	Date(s): 6/21/2017 to 12/12/2017	Exhibit J	Email correspondence with Mr. Angelillo	..\2017 Cas

CE2016-004

Ex. A



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

CODE ENFORCEMENT COMPLAINT

DATE: 12.20.16

TIME: 0900

COMPLAINT # CE2016-004

ADDRESS: 412 Sunny Court, Fruitland Park

ISSUE: Junk in front and rear yard. Visible from street. Also possible inoperable vehicle with expired tag in driveway.

SPECIAL NOTES:

CITY USE ONLY:

L. Davis
NAME:

Code Enforcement
DEPARTMENT:

PROPERTY RECORD CARD **CE2016-004**

General Information

Owner Name:	MOORE ROBERT T	Alternate Key:	1640491
Mailing Address:	412 SUNNY CT FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	04-19-24- 140000000500
		Millage Group and City:	00F2 (FRUITLAND PARK)
		Total Certified Millage Rate:	18.1385
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	412 SUNNY CT FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	FRUITLAND PARK, SUNNY PARK LOT 5 PB 16 PG 27 ORB 1128 PG 0930		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SFR DRY LOT (0100)	76	125		76	FF	\$0.00		\$15,082.00

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,890.00
Summary		
Year Built: 1963	Total Living Area: 768	Central A/C: No
		Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0
		Fireplaces: 0
<i>Incorrect Bedroom, Bath, or other information?</i>		

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	768	N	0%	0%	
2	UTILITY / STORAGE (SBF)	Block (002)	1	77	N	0%	0%	
3	CARPORT (CPF)	No Wall Type (000)	1	231	N	0%	0%	
4	OPEN PORCH (OPF)	No Wall Type (000)	1	24	N	0%	0%	



CE2016-004

2017 Roll Details — Real Estate Account At 412 SUNNY CT

Real Estate Account #0419241400-000-00500 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

Pay All: \$514.59

2017	2016	2015	2014	...	1998
\$514.59 due	PAID	PAID	PAID		PAID

ESCROW
PAYMENT
PENDING

Pay this bill: \$514.59

Owner: MOORE ROBERT T
 412 SUNNY CT
 FRUITLAND PARK, FL 34731
 Situs: 412 SUNNY CT

Account number: 0419241400-000-00500
 Alternate Key: 1640491
 Millage code: 00F2
 Millage rate: 17.8504

Escrow company: CALIBER HOME LOANS (CL-0011929)
 1 CORELOGIC DRIVE
 WESTLAKE, TX 76262

Assessed value: 43,096
 School assessed value: 43,096

Exemptions

HOMESTEAD: 25,000
 ADDITIONAL HX EXEMPTION: 0

GIS - Property Appraiser

2017 Annual bill

[View](#)

Ad valorem: \$323.03
 Non-ad valorem: \$213.00
 Total Discountable: 536.03
 No Discount NAVA: 0.00
 Total tax:

Legal description

FRUITLAND PARK, SUNNY PARK LOT 5 PB 16 PG 27CRB 1128 PG 0930
 Location

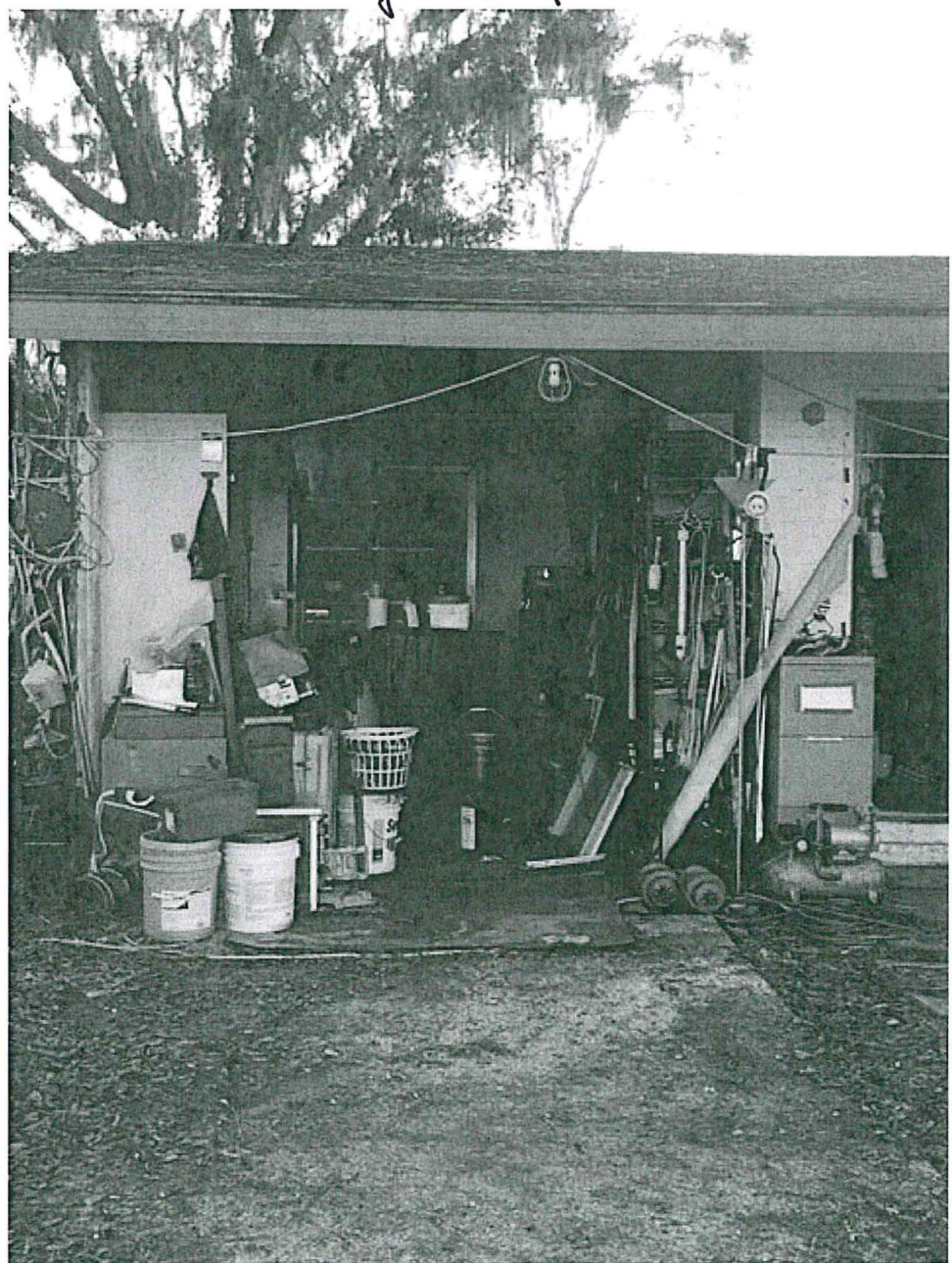
Book, page, Item: -
 Geo number: 2419041400-000-00500
 Range: 24
 Township: 19
 Section: 04
 Use code: 01
 Total acres: 0.000



CE2016-004

11-30-2017

Front Garage/Carport Area



CE2016-004

11-30-2017

Side Yard



Ex. C1

CE2016-004
11-30-2017
South side yard



CE2016-004

11-30-2017

Rear Fence Line



Ex. D

CE2016-004



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

December 20, 2016

Case Number: CE2016-004
Parcel Number: 04-19-24-140000000500

Robert T. Moore
412 Sunny Ct.
Fruitland Park, FL 34731

Re: 412 Sunny Court, Fruitland Park, FL

Dear Property Owner:

On occasion homeowners / business owners do not know, or understand; they have created a code violation, or you may be the victim of someone who has created a code violation upon your property.

Our office works daily with concerned citizens to resolve reported problems that have created violation(s) of the city's code. In keeping with that effort, we would like to work with you to correct a violation that was observed on **12/20/2016**.

Rather than begin a formal process of Notice of Violation at this time we are attempting to resolve, and work with you to allow you to voluntarily correct this violation.

The following violation(s) of the City of Fruitland Park Code of Ordinances was identified:

CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

(Ord. 90-019, passed 7-26-90)

Junk. Scrap metal, or any dismantled, partially dismantled, nonoperative, or discarded, machinery, appliance, equipment, vehicle, or boat, or part thereof. Any vehicle which is required to be registered and licensed in order to be operated or driven on the roads of the state, and which does not have a current certificate of registration and current license tag shall be irrebuttably presumed to be junk. Any item of tangible personal property,

designed to be used in an environment which is protected from the elements, such as the interior of a building, shall be irrebuttably presumed to be junk if the item is stored outside. Further, any vehicle in inoperable condition shall be irrebuttably presumed to be junk. For the purposes of this chapter, inoperable condition shall mean a condition of disrepair which renders the vehicle inoperable in a normal manner, or in the manner for which the vehicle was designed, for a period of time exceeding 72 hours.

The cited violation(s) should be remedied by **01/17/2017**. If you require additional time please let me know so we can establish an extension and appropriate timetable for you to comply.

We appreciate all of your efforts to help us, and it is in all of our collective best interest to apply the city's code, and thank you for your cooperation in keeping the City of Fruitland Park a safe and beautiful place to live. If you have any questions, please call me at (352)360-6727.

Respectfully,

Lori Davis
Code Enforcement Officer

CE2016-004

Ex. E



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

NOTICE OF VIOLATION

01/17/2017

Complaint Number: CE2016-004

Robert T Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

Re: 412 Sunny Court, Fruitland Park, FL 34731
Parcel Identification Number 04-19-24-140000000500

Dear Mr. Robert T. Moore:

On **01/17/2017** your property more particularly described above was observed to be in violation of:

City of Fruitland Park Code of Ordinances CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

(Ord. 90-019, passed 7-26-90)

Junk. Scrap metal, or any dismantled, partially dismantled, nonoperative, or discarded, machinery, appliance, equipment, vehicle, or boat, or part thereof. Any vehicle which is required to be registered and licensed in order to be operated or driven on the roads of the state, and which does not have a current certificate of registration and current license tag shall be irrebuttably presumed to be junk. Any item of tangible personal property,

designed to be used in an environment which is protected from the elements, such as the interior of a building, shall be irrebuttably presumed to be junk if the item is stored

outside. Further, any vehicle in inoperable condition shall be irrebuttably presumed to be junk. For the purposes of this chapter, inoperable condition shall mean a condition of disrepair which renders the vehicle inoperable in a normal manner, or in the manner for which the vehicle was designed, for a period of time exceeding 72 hours.

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **02/06/2017**. You are required to: **Remove and dispose of properly any and all accumulated junk from the property to include the rear and side yard.**

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction, the case may be presented to the City of Fruitland Park Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. The Code Enforcement Special Magistrate has the power to order a fine and impose a lien in an amount not to exceed \$250.00 per day for each day the violation exists past the date of required compliance and may include all costs of repairs pursuant to F.S. 162.06(4) and costs of enforcement.

Once you have corrected the violation it is your responsibility to notify the City of Fruitland Park that you have corrected the violation so the City can re-inspect your property. Please contact Code Enforcement at **352-360-6727**.

Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,

Code Enforcement Officer
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this _____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to _____ (owner/s) at _____
Additionally, on _____, 20__

Code Enforcement Officer
City of Fruitland Park



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

Notice II

NOTICE OF VIOLATION

01/17/2017

Complaint Number: CE2016-004

Robert T Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

itland Park, FL 34731
umber 04-19-24-14000000500

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Certified Mail Fee \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 2.00

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 4.65

Total Postage and Fees \$ 6.25

Sent To Robert T. Moore

Street and Apt. No., or PO Box No. 412 Sunny Court

City, State, ZIP+4® Fruitland Park FL 34731

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

FRUITLAND PARK FL
JAN 20 2017

more particularly described above was observed to be in

of Ordinances CHAPTER 97. - PROPERTY

hibited.

chapter, no person shall accumulate junk, cause junk
accumulated upon any property located within the
g classification or use. The accumulation of junk

within the city, regardless of the property's zoning classification or
affects and impairs the

operative, or discarded,
of. Any vehicle which is
driven on the roads of the
on and current license tag
personal property,

ne elements, such as the
if the item is stored

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
Print your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

Article Addressed to:
Robert T. Moore
412 Sunny Court
Fruitland Park FL 34731

9590 9403 0604 5183 4420 88

Article Number (Transfer from service label)
7015 0640 0005 1738 7642

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee
Kim Moore

B. Received by (Printed Name)
Kim Moore

C. Date of Delivery
1/27/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Priority Mail Express®
 Adult Signature
 Registered Mail™
 Adult Signature Restricted Delivery
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Return Receipt for Merchandise

CE2016-004

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v. CASE NO.: CE2016-004

Robert T. Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

REQUEST FOR HEARING

Re: 412 Sunny Court, Fruitland Park, FL 34731
Parcel Identification Number: 04-19-24-140000000500

Pursuant to §162.06, Florida Statutes, the undersigned hereby gives notice of an uncorrected violation of the Code of Ordinances of the City of Fruitland Park, as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Fruitland Park.

Violation of City Code, Chapter 97: Property Maintenance – Section 97.04.- Accumulation of Junk Prohibited.

Location/address where violation exists: 412 Sunny Court, Fruitland Park, FL 34731

Name and Address of owner of property: Mr. Robert T. Moore, 412 Sunny Court, Fruitland Park, FL 34731

Description of violation: The residential exterior property has an accumulation of what appears to be construction debris, machinery, metal and appliances. The junk is visible from the front roadway as the open carport is stacked full of this collection and it is spilling into the front and southern side yards as well. Also, visible from the street is more of the debris/junk in the rear yard. The City has given several extensions for the cleanup and has also provided assistance with a local organization for help with cleanup.

Date violation first observed: 12/20/2016

Date by which violation was to be corrected: 04/17/2017 (Extension Granted)

Date of re-inspection: 05/11/2017

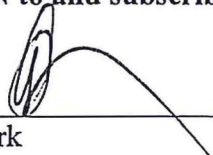
Results of re-inspection: Property still in Violation.

Based on the foregoing, the undersigned hereby certifies that the foregoing statements are true and correct, and that the above described violation continues to exist, that attempts to secure compliance have failed and that the violation should be set for a public hearing before the Code Enforcement Special Magistrate.

Dated this 12 day of October, 2017.


Code Enforcement Officer
City of Fruitland Park

SWORN to and subscribed before me this 12 day of October, 2017.


City Clerk

Certificate of Notice

I HEREBY CERTIFY that the foregoing Request for Hearing has been furnished this 12 day of October, 2017 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to Mr. Robert Moore (owner/s) at 412 Sunny Court, Fruitland Park, FL 34731. Additionally, on October 12, 2017 I posted the foregoing Request for Hearing on the Property and at City Hall.


Code Enforcement Officer
City of Fruitland Park

CE2016-004

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO.: CE2016-004

v.

Robert T. Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

REQUEST FOR HEARING

Re: 412 Sunny Court, Fruitland Park, FL 34731
Parcel Identification Number: 04-19-24-140000000500

Pursuant to §162.06, Florida Statutes, the undersigned hereby gives notice of an uncorrected violation of the Code of Ordinances of the City of Fruitland Park, as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Special

Property Maintenance – Section 97.04.- Accumulation of Junk

412 Sunny Court, Fruitland Park, FL 34731

by: Mr. Robert T. Moore, 412 Sunny Court, Fruitland Park,

the exterior property has an accumulation of what appears to be metal and appliances. The junk is visible from the front full of this collection and it is spilling into the front and back of the street is more of the debris/junk in the rear yard. provided assistance with a local

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL MAIL

Certified Mail Fee \$ 3.45

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$ 2.80

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

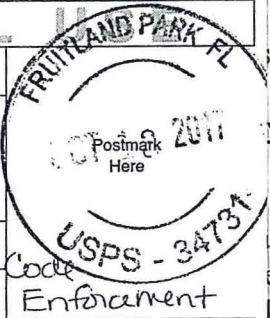
Adult Signature Restricted Delivery \$ _____

Postage \$.465

Total Postage and Fees \$ 6.715

Sent To Robert T. Moore
Street and Apt. No., or PO Box No. 412 Sunny Court
City, State, ZIP+4® Fruitland Park FL 34731

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



THIS SECTION ON DELIVERY

Print your name and address on the reverse so that we can return the card to you.
Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:
Robert T. Moore
412 Sunny Court
Fruitland Park, FL 34731

Agent
 Addressee

B. Received by (Printed Name) Kim Moore

C. Date of Delivery 10/17/17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

Granted)



3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Article Number (Transfer from service label)
017 0660 0000 7669 7499

CE2016-004

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v. CASE NO.: CE2016-004

Robert T. Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

NOTICE OF HEARING

To: Robert T. Moore

Re: 412 Sunny Court, Fruitland Park, FL 34731
Parcel Identification Number 04-19-24-140000000500

Please take notice that on the **14th** day of **December, 2017** at **9:00 A.M.** or as soon thereafter as may be heard, the undersigned will bring on to be heard before the Code Enforcement Magistrate for the violation of the City of Fruitland Park Code of Ordinances. Hearing location is the Fruitland Park Commission Chambers at 506 W. Berckman Street, Fruitland Park FL 34731.

**Violation of City Code, Chapter 97.- PROPERTY MAINTENANCE
Section 97.04.-Accumulation of Junk Prohibited.**

Location /address where violation exists: 412 Sunny Court, Fruitland Park, FL 34731

Name and address of owner of property: Robert T. Moore, 412 Sunny Court, Fruitland Park, FL 34731.

Description of violation: This is residential property and the exterior of the property has an accumulation of junk to include construction equipment and debris. The junk surrounds the exterior of the home and can be seen from the street and adjoining properties. The property has become an eyesore in the neighborhood.

Please govern yourself accordingly.

Dated this ____ day of _____, 20__.

Code Enforcement Officer
City of Fruitland Park

AFFIDAVIT OF NOTICE

I HEREBY SWEAR OR AFFIRM that the foregoing Notice of Hearing has been furnished this _____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Robert T. Moore (owner) at 412 Sunny Court, Fruitland Park, FL 34731**. Additionally, on _____, 20__ I posted the foregoing Notice of Hearing on the Property and at City Hall.

Code Enforcement Officer
City of Fruitland Park

SWORN TO AND SUBSCRIBED before me this __ day of _____, 20__, by _____, Code Enforcement Officer of the City of Fruitland Park, who is personally known to me and who did take an oath.

Notary Public
Print Name: _____
My Commission Expires:

Pursuant to F.S. 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public hearing or hearing of the Code Enforcement Special Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to F.S. 162.11 Florida, Statutes, either the City of Fruitland Park or a respondent may appeal a final administrative order of the Code Enforcement Magistrate to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the hearing date and time at **352-360-6727**.

CE2016-004

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO.: CE2016-004

v.

Robert T. Moore, Respondent
412 Sunny Court
Fruitland Park, FL 34731

NOTICE OF HEARING

To: Robert T. Moore

Fruitland Park, FL 34731
Number 04-19-24-14000000500

on the 14th day of December, 2017 at 9:00 A.M. or as soon
undersigned will bring on to be heard before the Code Enforcement
City of Fruitland Park Code of Ordinances. Hearing location is
Chambers at 506 W. Berckman Street, Fruitland Park FL 34731.

Section 97.- PROPERTY MAINTENANCE
Prohibition of Junk Prohibited.

Property exists: 412 Sunny Court, Fruitland Park, FL 34731

Property: Robert T. Moore, 412 Sunny Court, Fruitland Park, FL

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Postmark Here
01 2017

Postage
\$ 6.75 Code Enforcement

City, State, ZIP+4®
Fruitland Park, FL 34731

PS Form 3800, April 2015 PSN 7530-02-000-9047

and the exterior of the property has an
ris. The junk surrounds the
properties. The property has

SENDER: COMPLETE THIS SECTION

1. Complete items 1, 2, and 3.
2. Print your name and address on the reverse so that we can return the card to you.
3. Attach this card to the back of the mailpiece, or on the front if space permits.

Article addressed to:
Robert T. Moore
412 Sunny Court
Fruitland Park, FL 34731

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *Kim Moore* Agent Addressee

B. Received by (Printed Name)
Kim Moore

C. Date of Delivery
12-5-17

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

Davis
Agent Officer
Fruitland Park

9590 9402 2871 7069 7325 09

Article Number (Transfer from service label)
16 2710 0000 9408 7981

Form 3811, July 2015 PSN 7530-02-000-9053

3. Service Type

Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

PROPERTY RECORD CARD

General Information

Owner Name:	MOORE ROBERT T	Alternate Key:	1640491
Mailing Address:	412 SUNNY CT FRUITLAND PARK, FL 34731 Update Mailing Address	Parcel Number:	04-19-24- 140000000500 00F2 (FRUITLAND PARK)
		Millage Group and City:	(FRUITLAND PARK)
		Total Certified Millage Rate:	18.1385
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	412 SUNNY CT FRUITLAND PARK FL 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Locator:	School and Bus Map
Property Description:	FRUITLAND PARK, SUNNY PARK LOT 5 PB 16 PG 27 ORB 1128 PG 0930		

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SFR DRY LOT (0100)	76	125		76	FF	\$0.00	\$15,082.00	

Residential Building(s)

Building 001

Residential	Single Family	Building Value: \$27,890.00
Summary		
Year Built: 1963	Total Living Area: 768	Central A/C: No
Attached Garage: No	Bedrooms: 2	Full Bathrooms: 1
Half Bathrooms: 0	Fireplaces: 0	
Incorrect Bedroom, Bath, or other information?		

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Map Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Block (002)	1	768	N	0%	0%	
2	UTILITY / STORAGE (SBF)	Block (002)	1	77	N	0%	0%	
3	CARPORT (CPF)	No Wall Type (000)	1	231	N	0%	0%	
4	OPEN PORCH (OPF)	No Wall Type (000)	1	24	N	0%	0%	



2017 Roll Details — Real Estate Account At 412 SUNNY CT

[Print this page](#)

Real Estate Account #0419241400-000-00500 [Parcel details](#) [Latest bill](#) [Full bill history](#)

Pay All: \$514.59

2017	2016	2015	2014	...	1998
\$514.59 due	PAID	PAID	PAID		PAID

ESCROW
PAYMENT
PENDING

Pay this bill: \$514.59

Owner: MOORE ROBERT T
412 SUNNY CT
FRUITLAND PARK, FL 34731
Situs: 412 SUNNY CT

Account number: 0419241400-000-00500
Alternate Key: 1640491
Millage code: 00F2
Millage rate: 17.8504

Escrow company: CALIBER HOME LOANS (CL-0011929)
1 CORELOGIC DRIVE
WESTLAKE, TX 76262

Assessed value: 43,096
School assessed value: 43,096

Exemptions

HOMESTEAD: 25,000
ADDITIONAL HX EXEMPTION: 0

GIS - Property Appraiser

2017 Annual bill

[View](#)

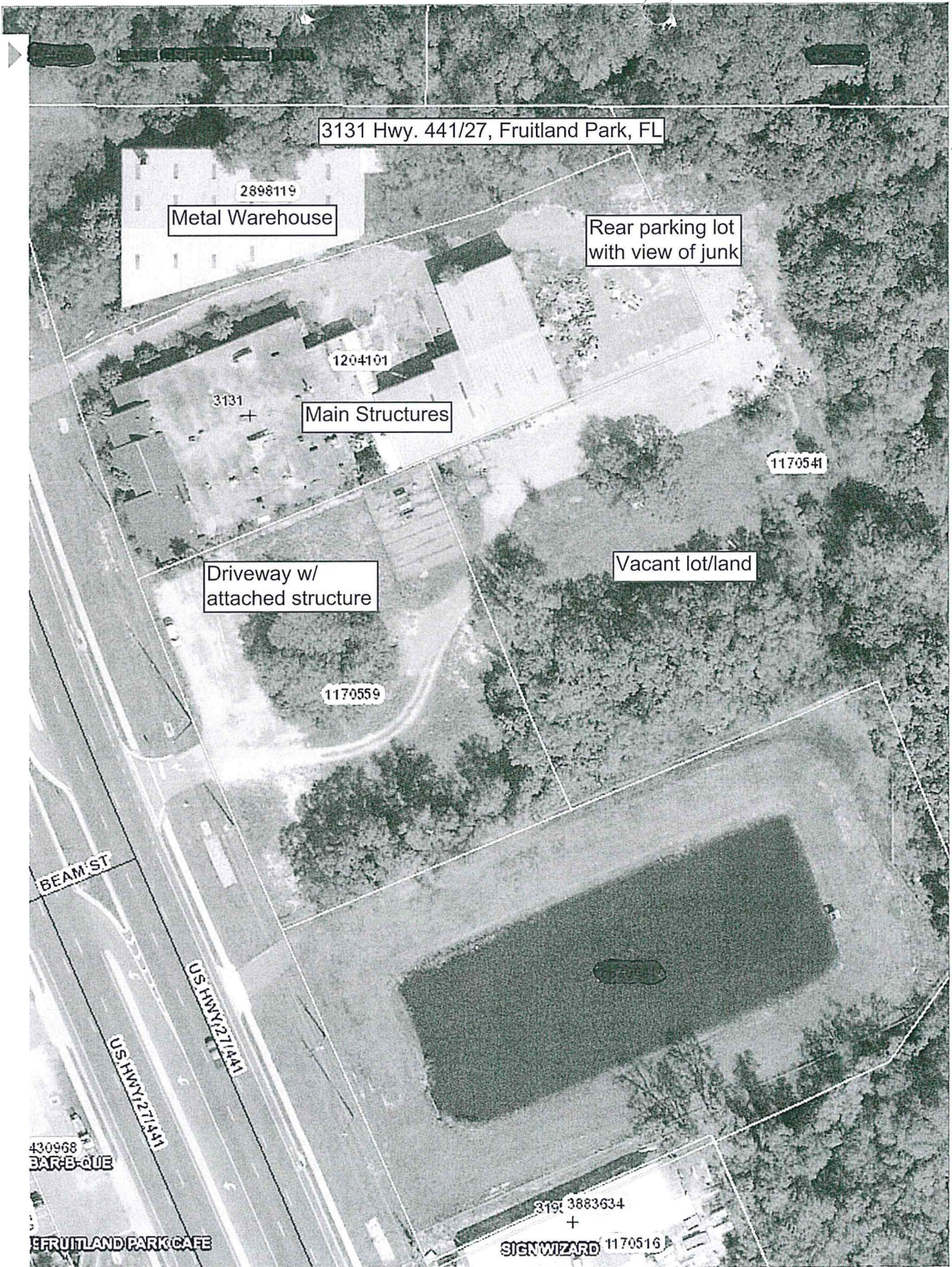
Ad valorem: \$323.03
Non-ad valorem: \$213.00
Total Discountable: 536.03
No Discount NAVA: 0.00
Total tax:

Legal description

FRUITLAND PARK, SUNNY PARK LOT 5 PB 16 PG 27CRB 1128 PG 0930
Location

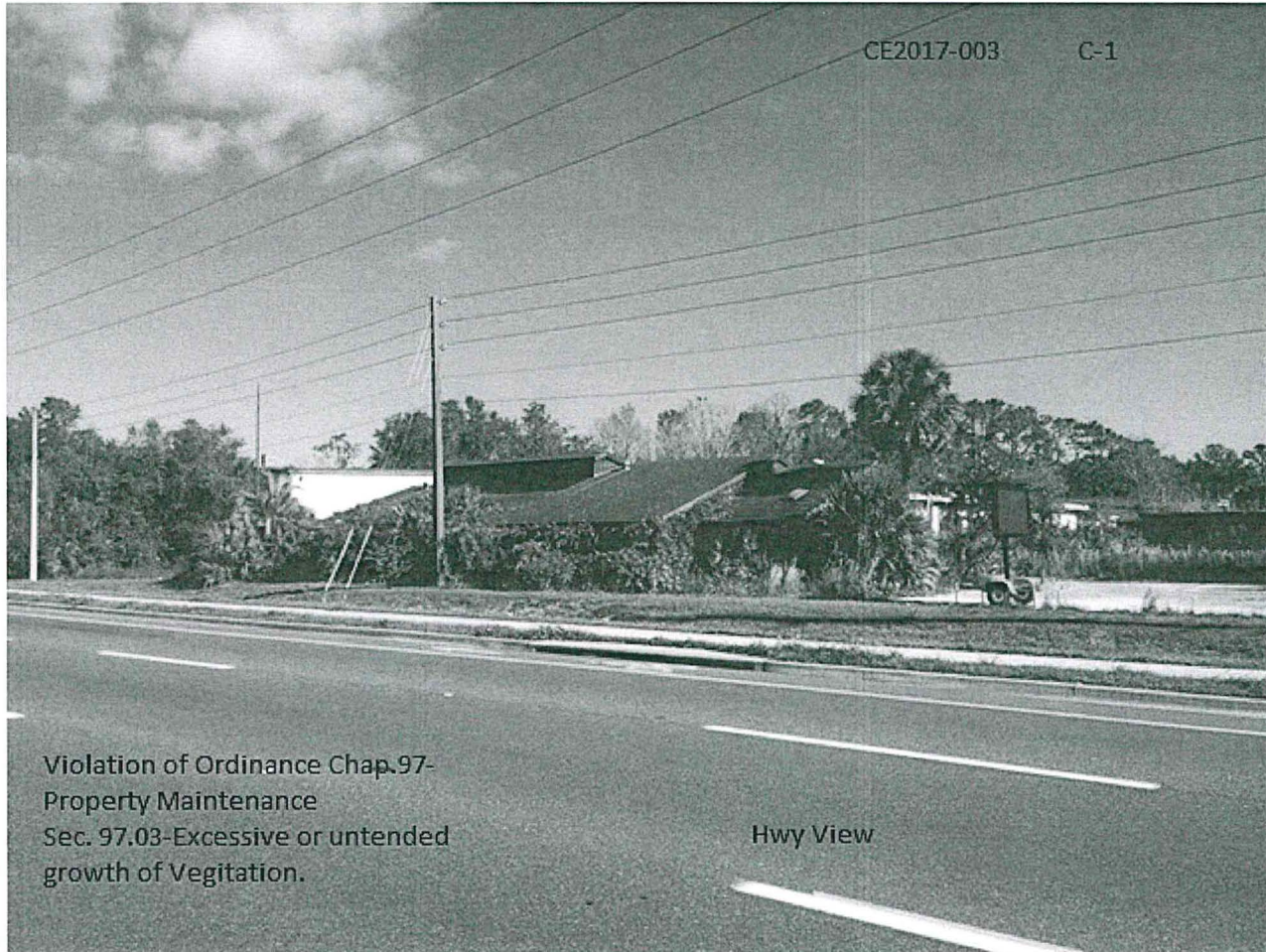
Book, page, Item: -
Geo number: 2419041400-000-00500
Range: 24
Township: 19
Section: 04
Use code: 01
Total acres: 0.000





CE2017-003

C-1



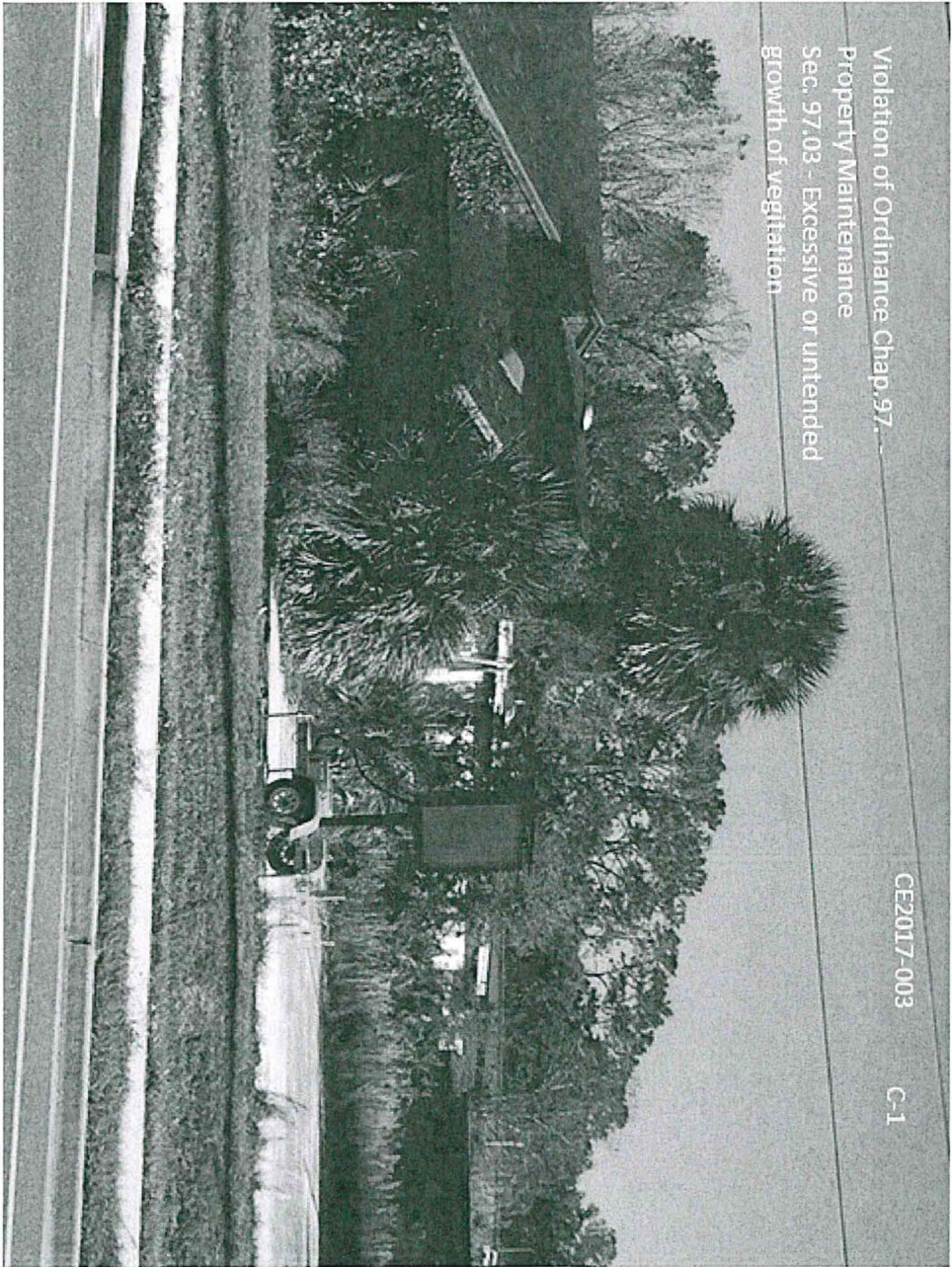
Violation of Ordinance Chap.97-
Property Maintenance
Sec. 97.03-Excessive or untended
growth of Vegetation.

Hwy View

Violation of Ordinance Chap. 97.
Property Maintenance
Sec. 97.03 - Excessive or untended
growth of vegetation

CE2017-003

C-1



CE2017-003

CE-1

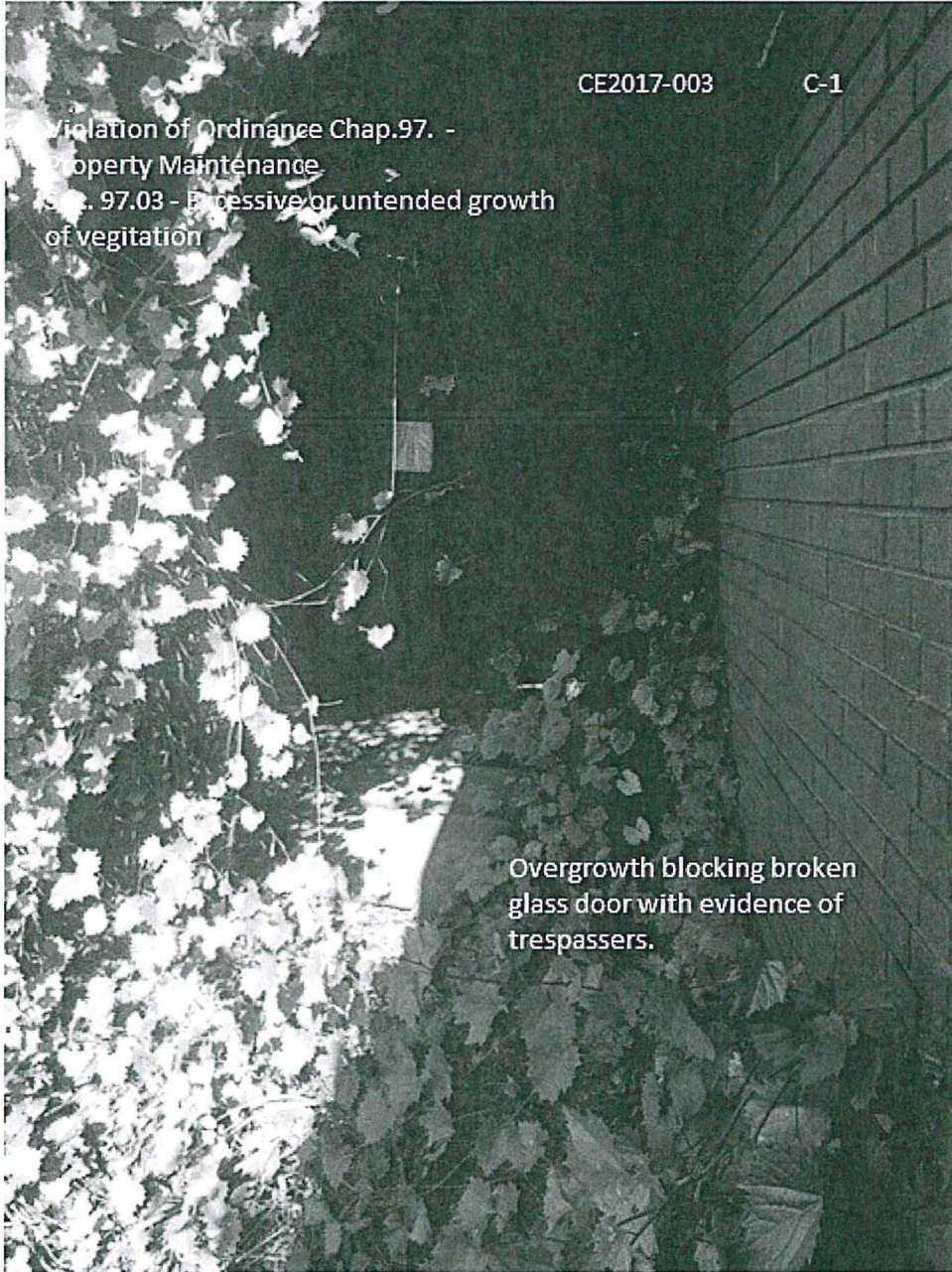
Violation of Ordinance Chap.97. -
Property Maintenance
Sec. 97.03 - Excessive or untended
growth of vegetation



CE2017-003

C-1

Violation of Ordinance Chap.97. -
Property Maintenance
Sec. 97.03 - Excessive or untended growth
of vegetation



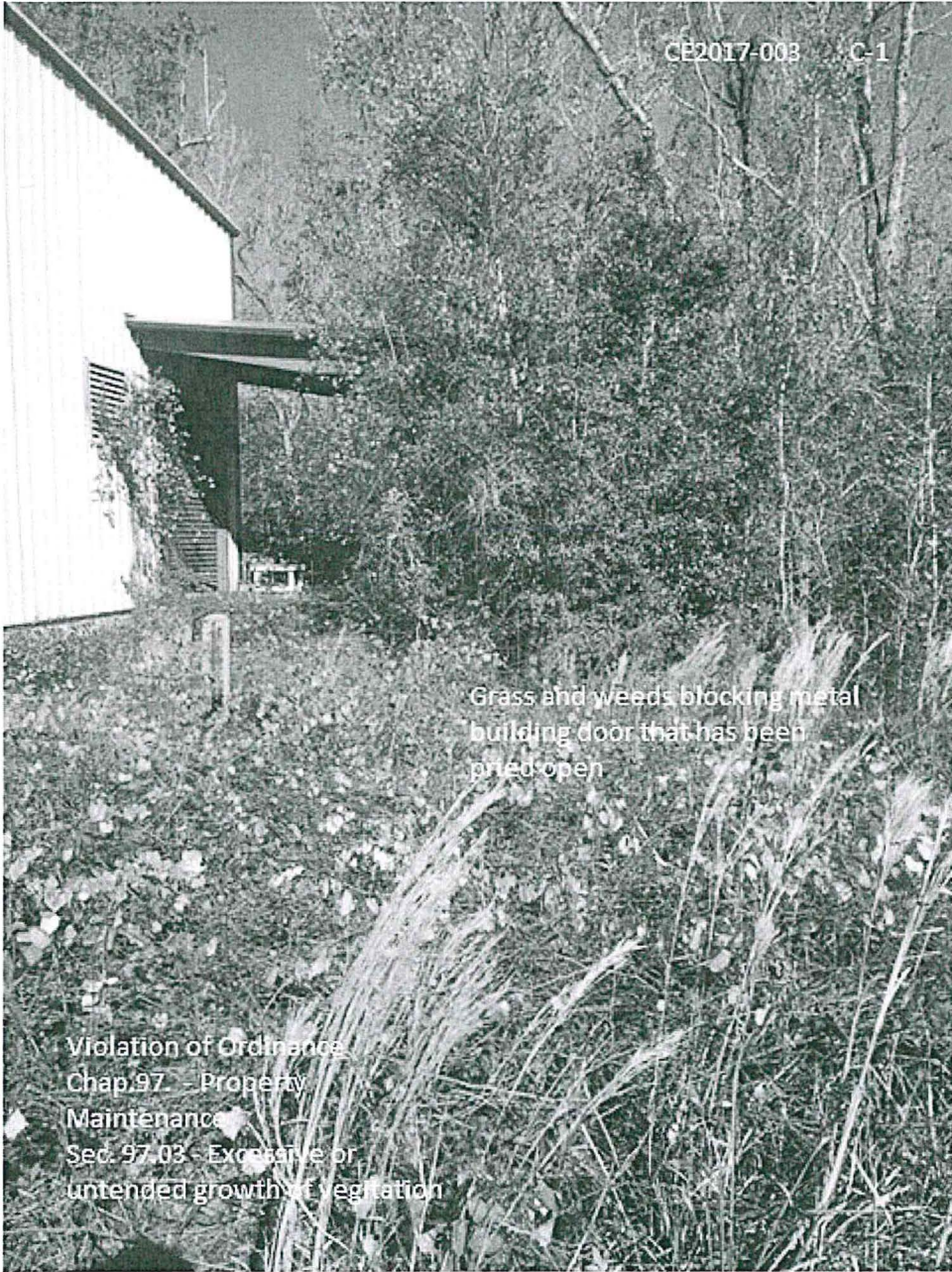
Overgrowth blocking broken
glass door with evidence of
trespassers.



CE2017-003

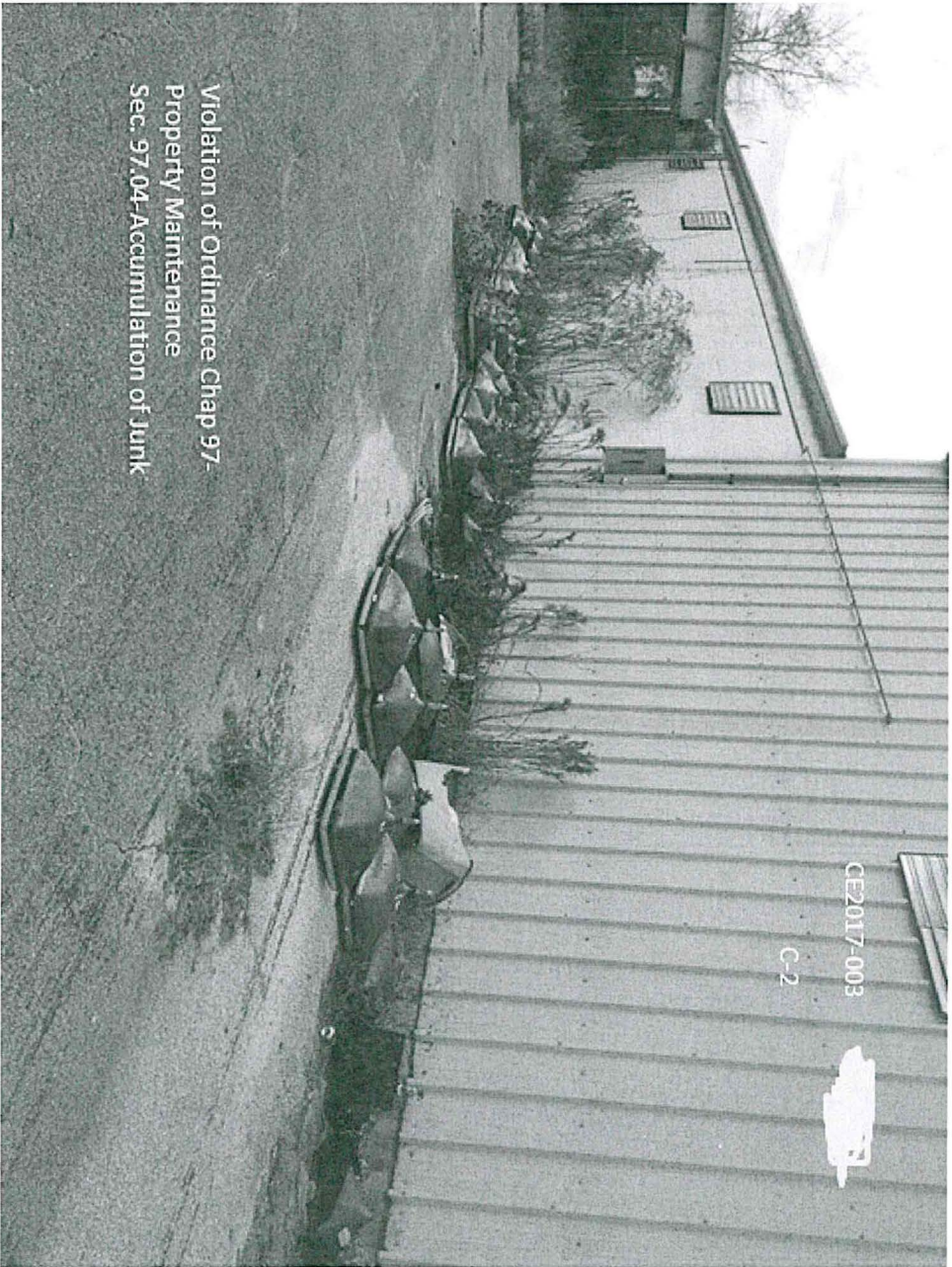
Violation of Ordinance Chap. 97 -
Property Maintenance
Sec. 97.03 - Excessive or untended
growth of vegetation.

High Grass



Grass and weeds blocking metal building door that has been propped open

Violation of Ordinance
Chap 97 - Property
Maintenance
Sec. 97.03 - Excessive or
untended growth of vegetation



Violation of Ordinance Chap 97-
Property Maintenance
Sec. 97.04-Accumulation of Junk

CE2017-003

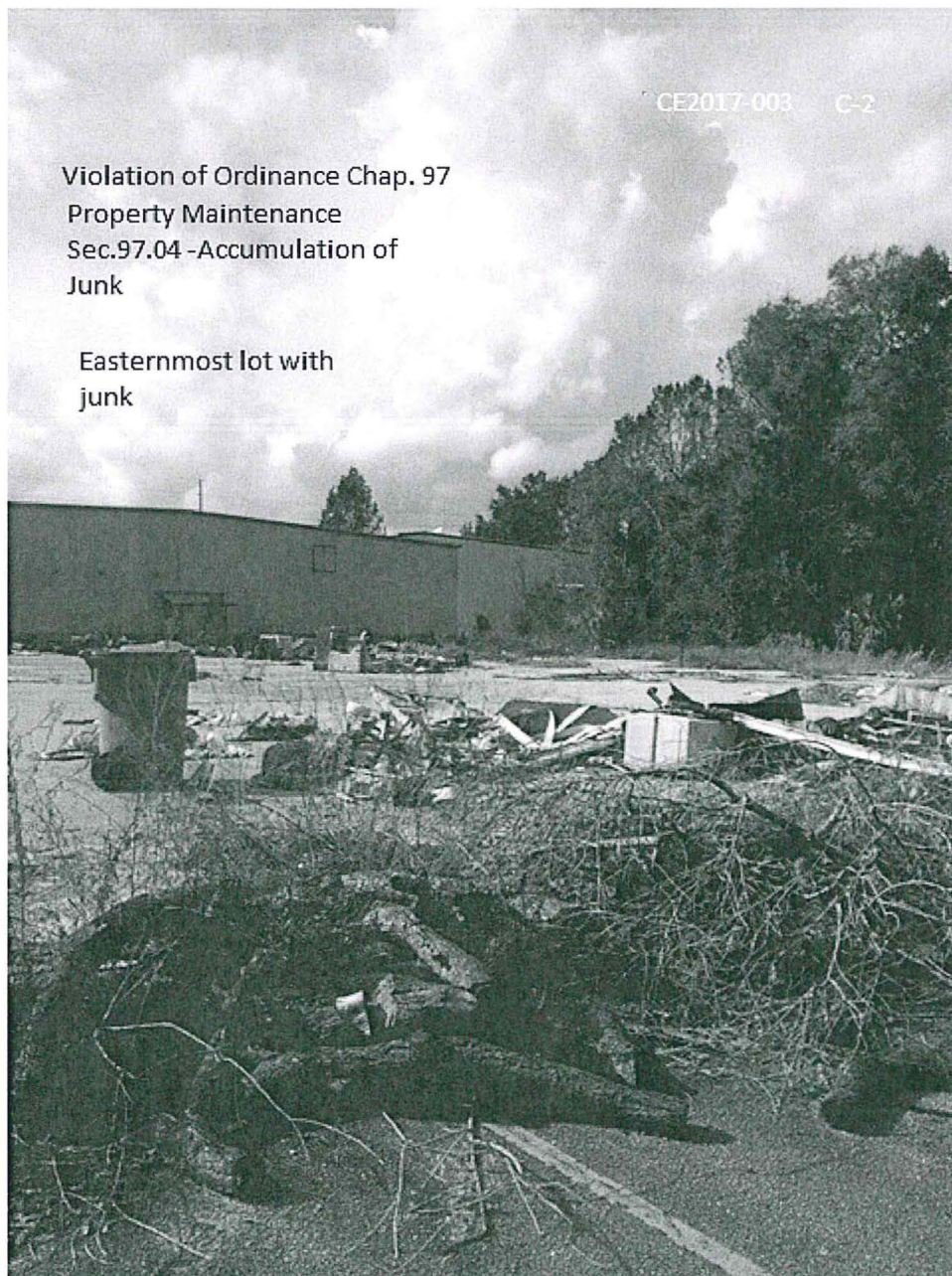
C-2



CE2017-003 C-2

Violation of Ordinance Chap. 97
Property Maintenance
Sec.97.04 -Accumulation of
Junk

Easternmost lot with
junk



Violation Of Ordinance Chap. 97-
Property Maintenance
Sec. 97.04 Accumulation of Junk

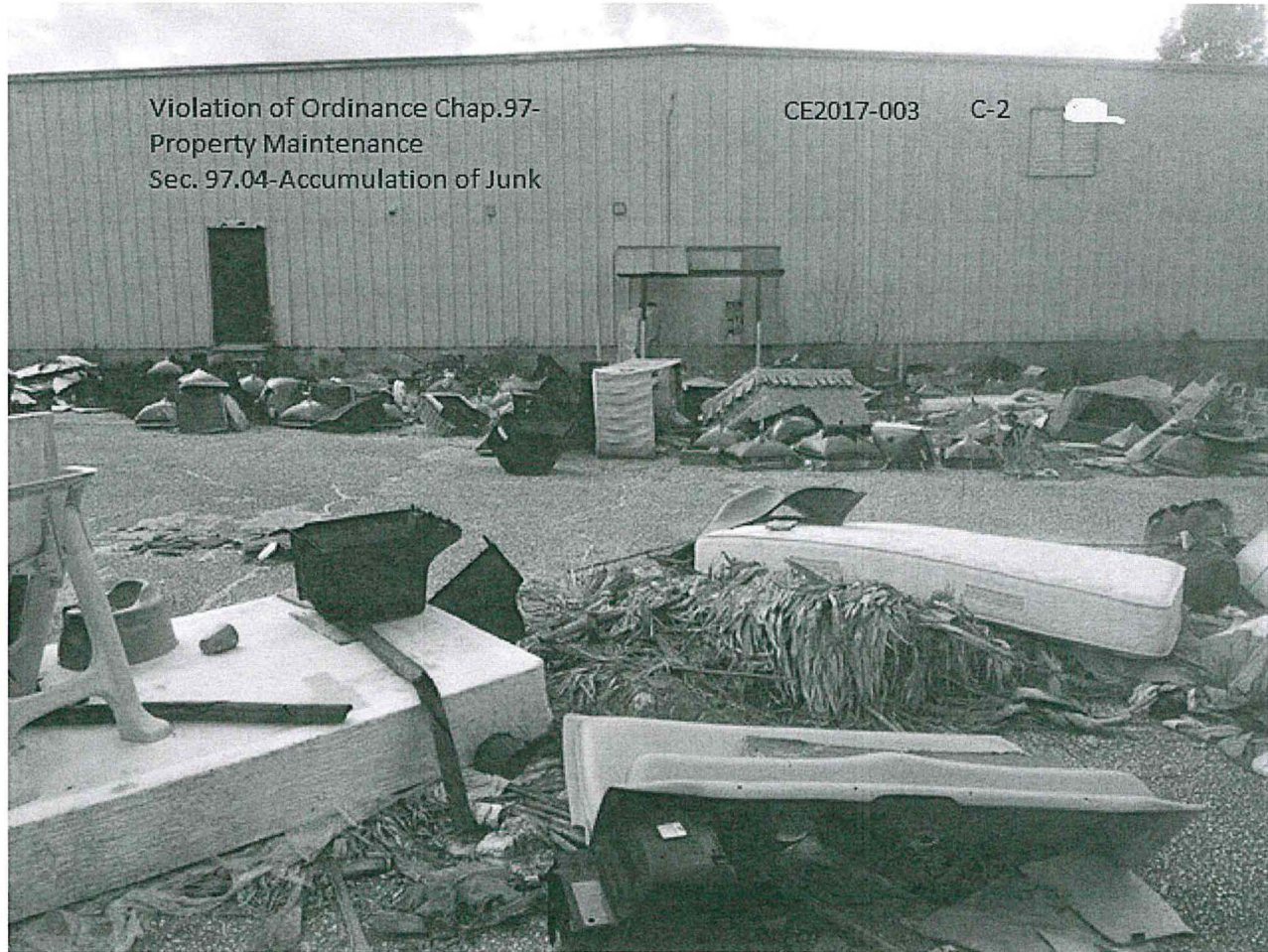
CE2017-003

C-2



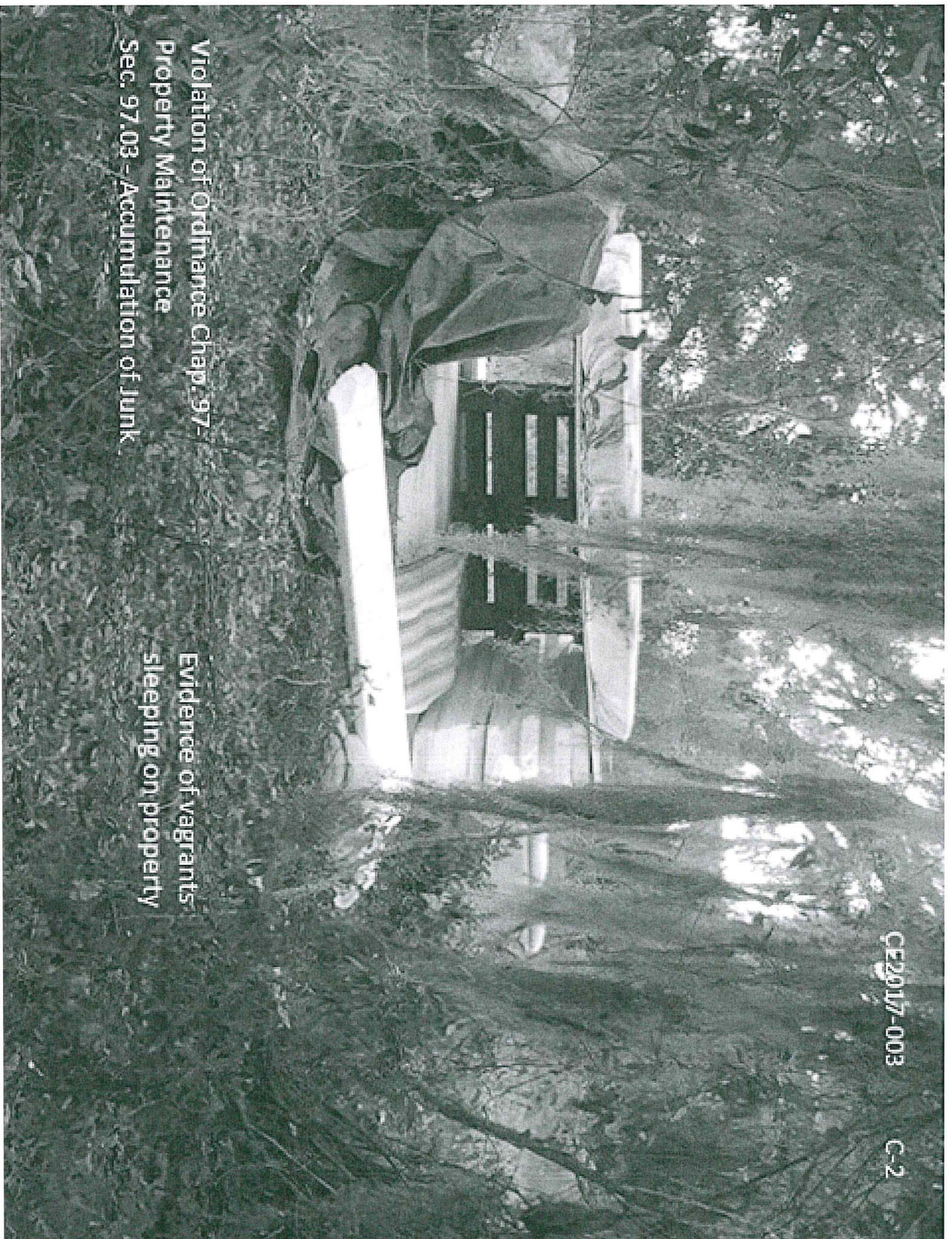
Violation of Ordinance Chap.97-
Property Maintenance
Sec. 97.04-Accumulation of Junk

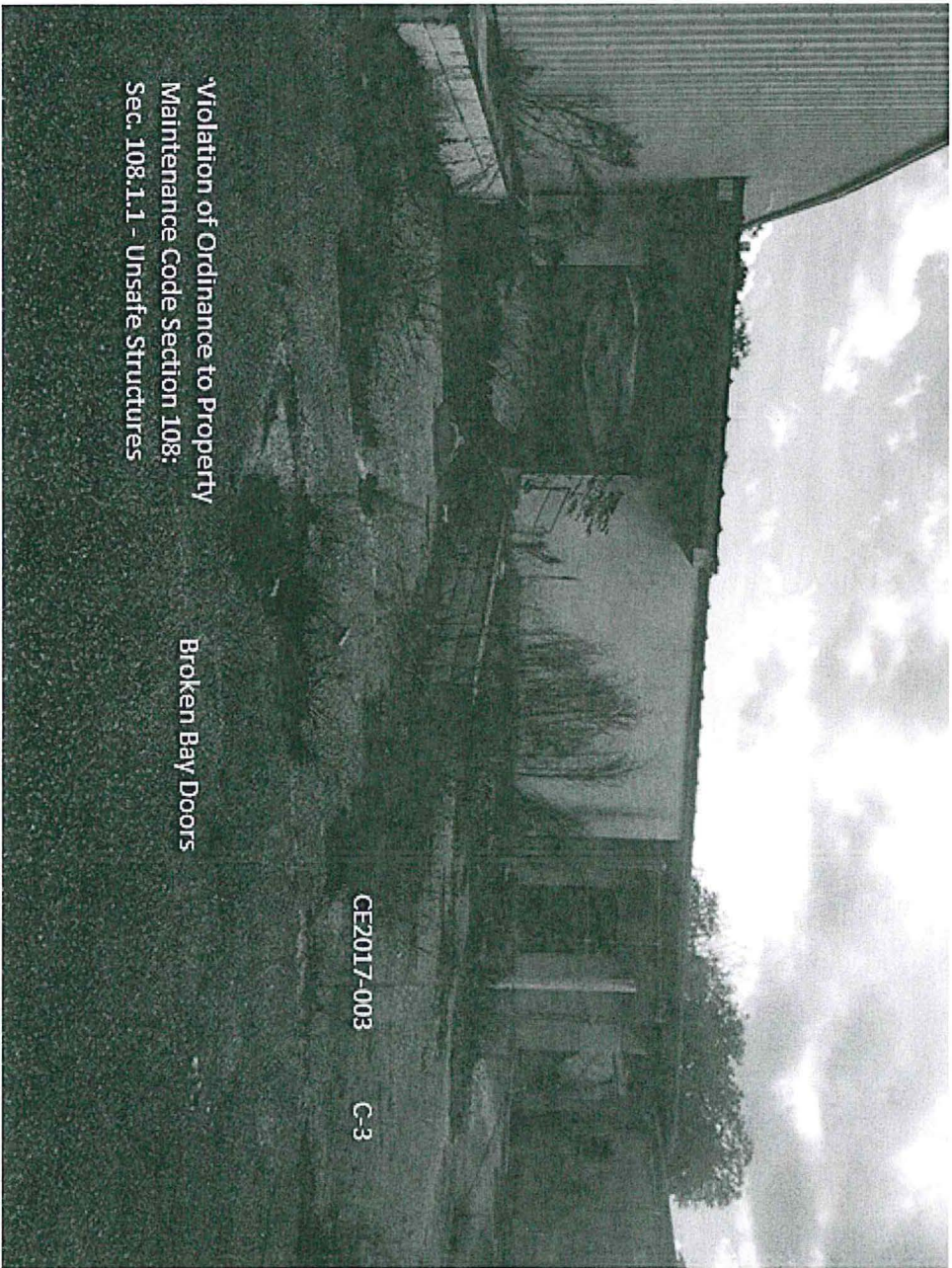
CE2017-003 C-2



**Violation of Ordinance Chap. 97-
Property Maintenance
Sec. 97.03 - Accumulation of Junk**

**Evidence of vagrants
sleeping on property**





Violation of Ordinance to Property
Maintenance Code Section 108:
Sec. 108.1.1 - Unsafe Structures

Broken Bay Doors

CE2017-003

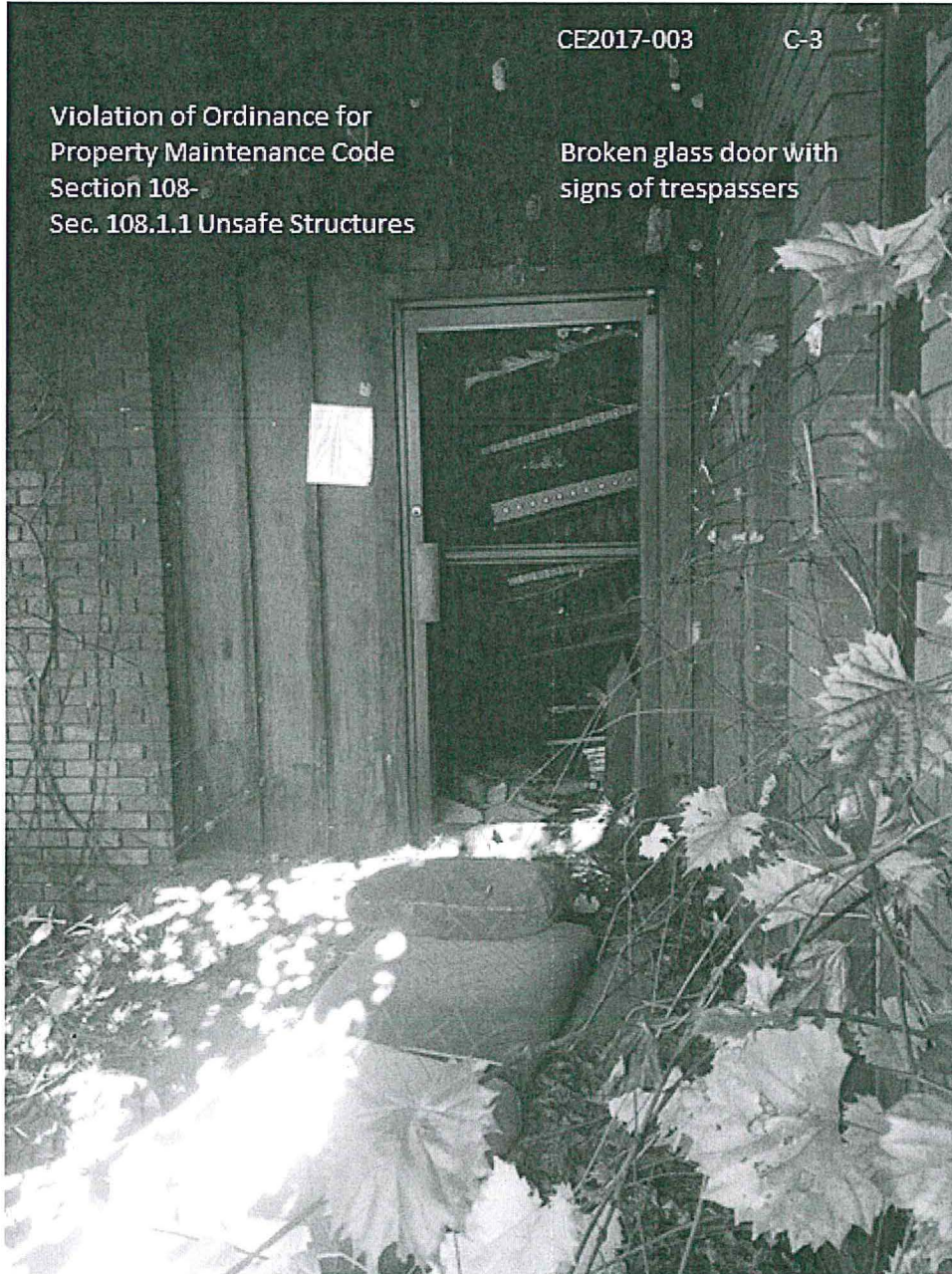
C-3

CE2017-003

C-3

Violation of Ordinance for
Property Maintenance Code
Section 108-
Sec. 108.1.1 Unsafe Structures

Broken glass door with
signs of trespassers

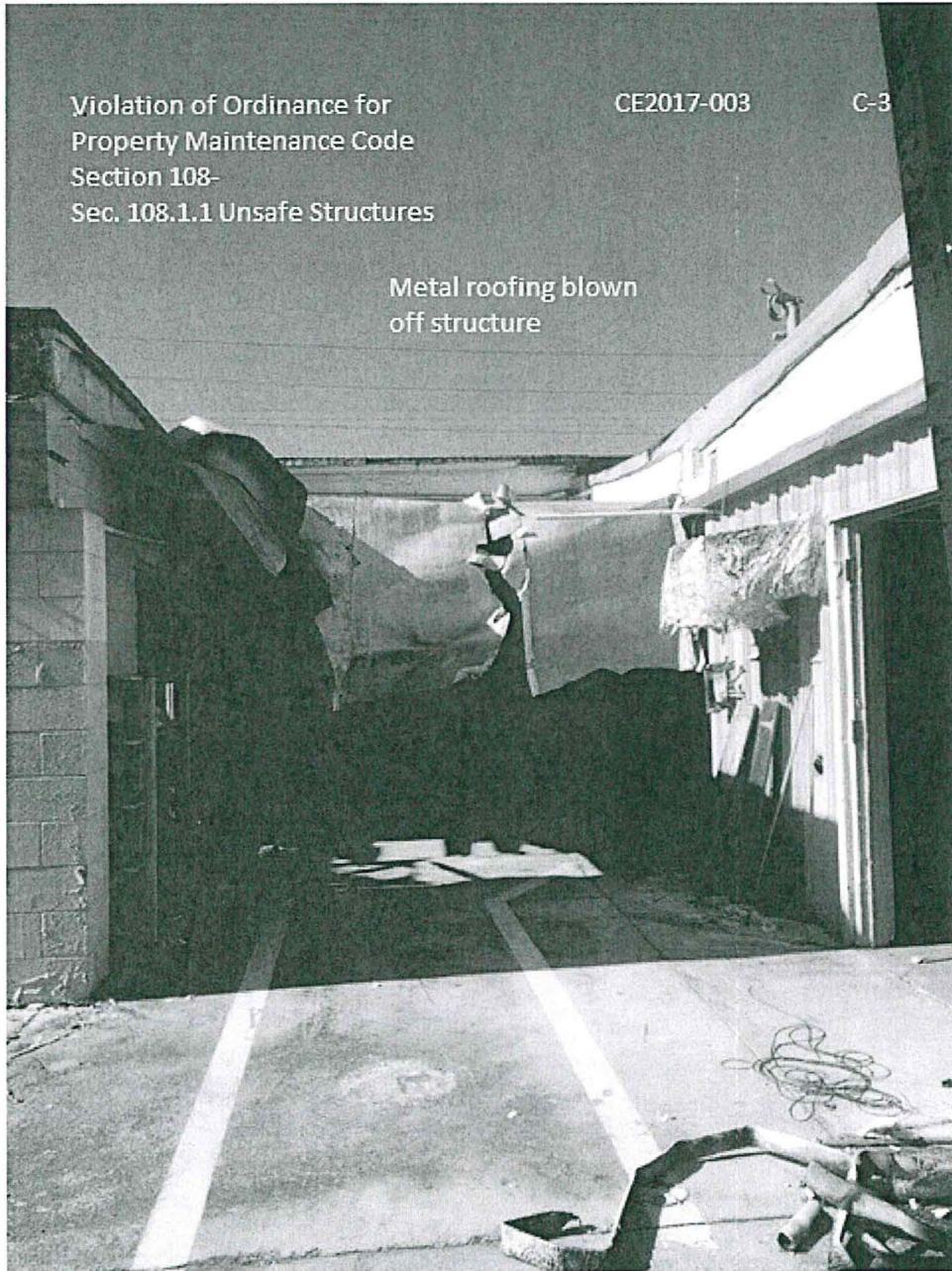


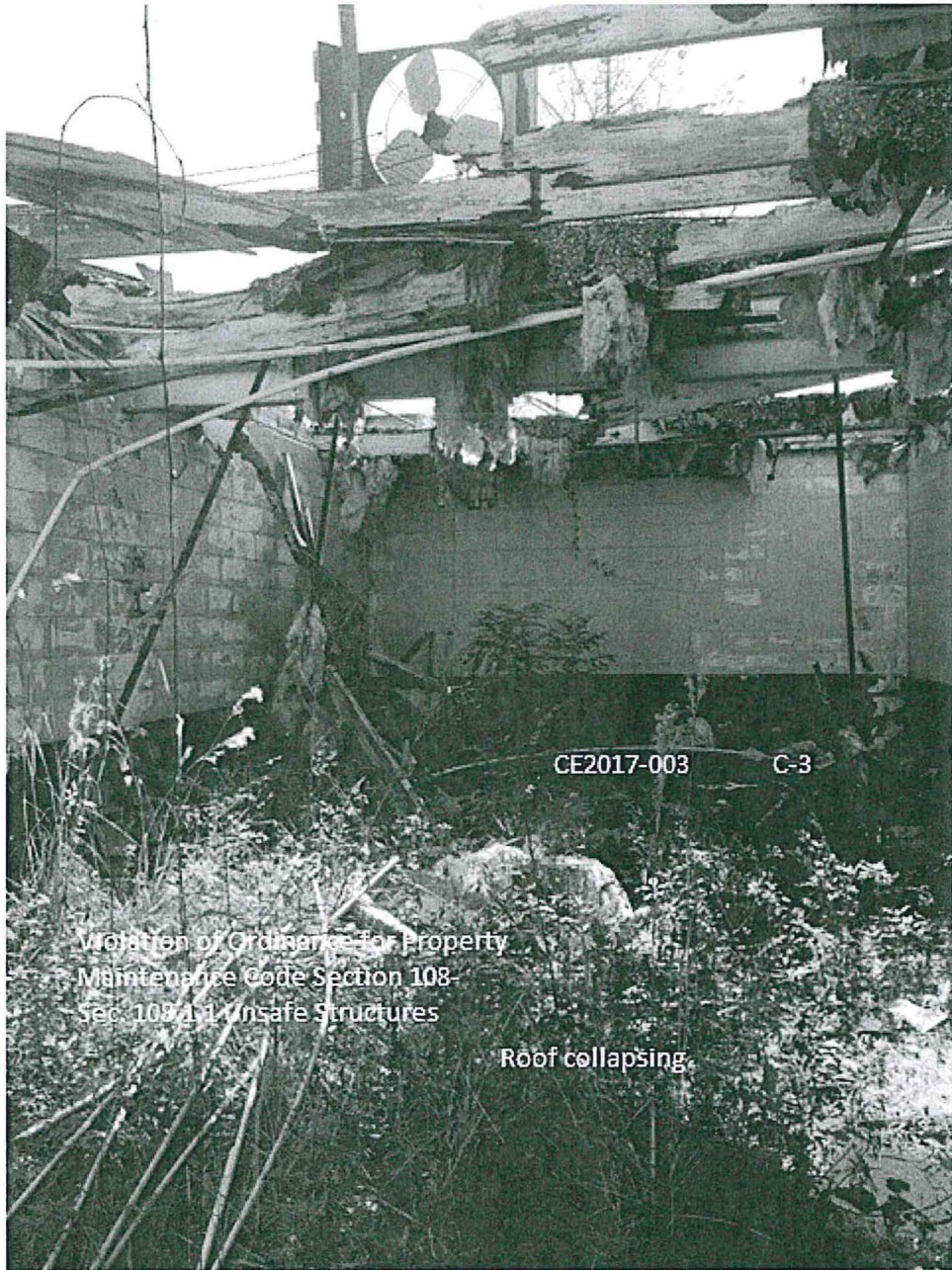
Violation of Ordinance for
Property Maintenance Code
Section 108-
Sec. 108.1.1 Unsafe Structures

CE2017-003

C-3

Metal roofing blown
off structure

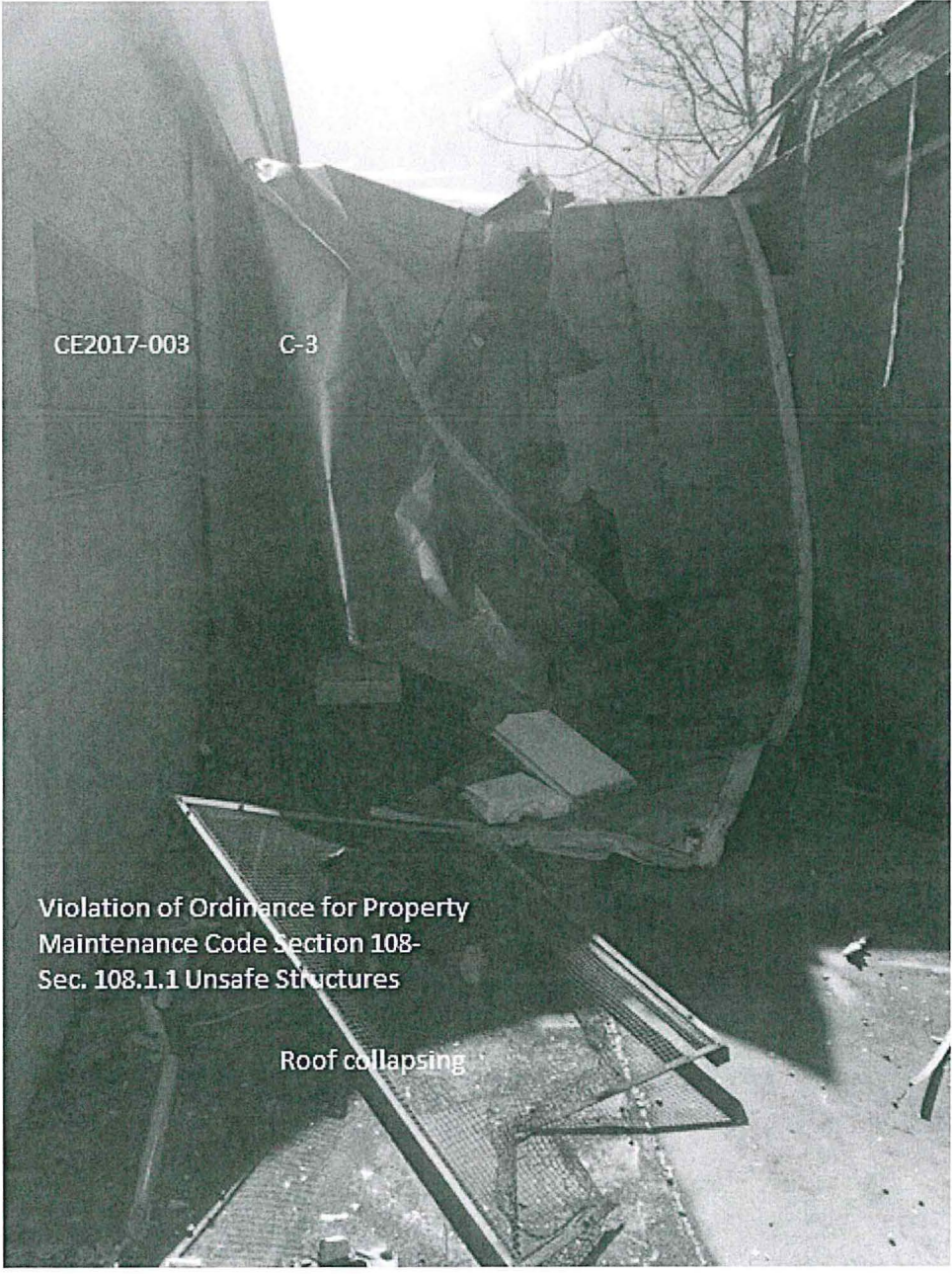




CE2017-003 C-3

Violation of Ordinance for Property
Maintenance Code Section 108-
108.1.1 Unsafe Structures

Roof collapsing



CE2017-003

C-3

Violation of Ordinance for Property
Maintenance Code Section 108-
Sec. 108.1.1 Unsafe Structures

Roof collapsing

Violation of Ordinance for Property
Maintenance Code Section 108-
Sec. 108.1.1 Unsafe Structures

CE2017-003 C-3

AC Debris

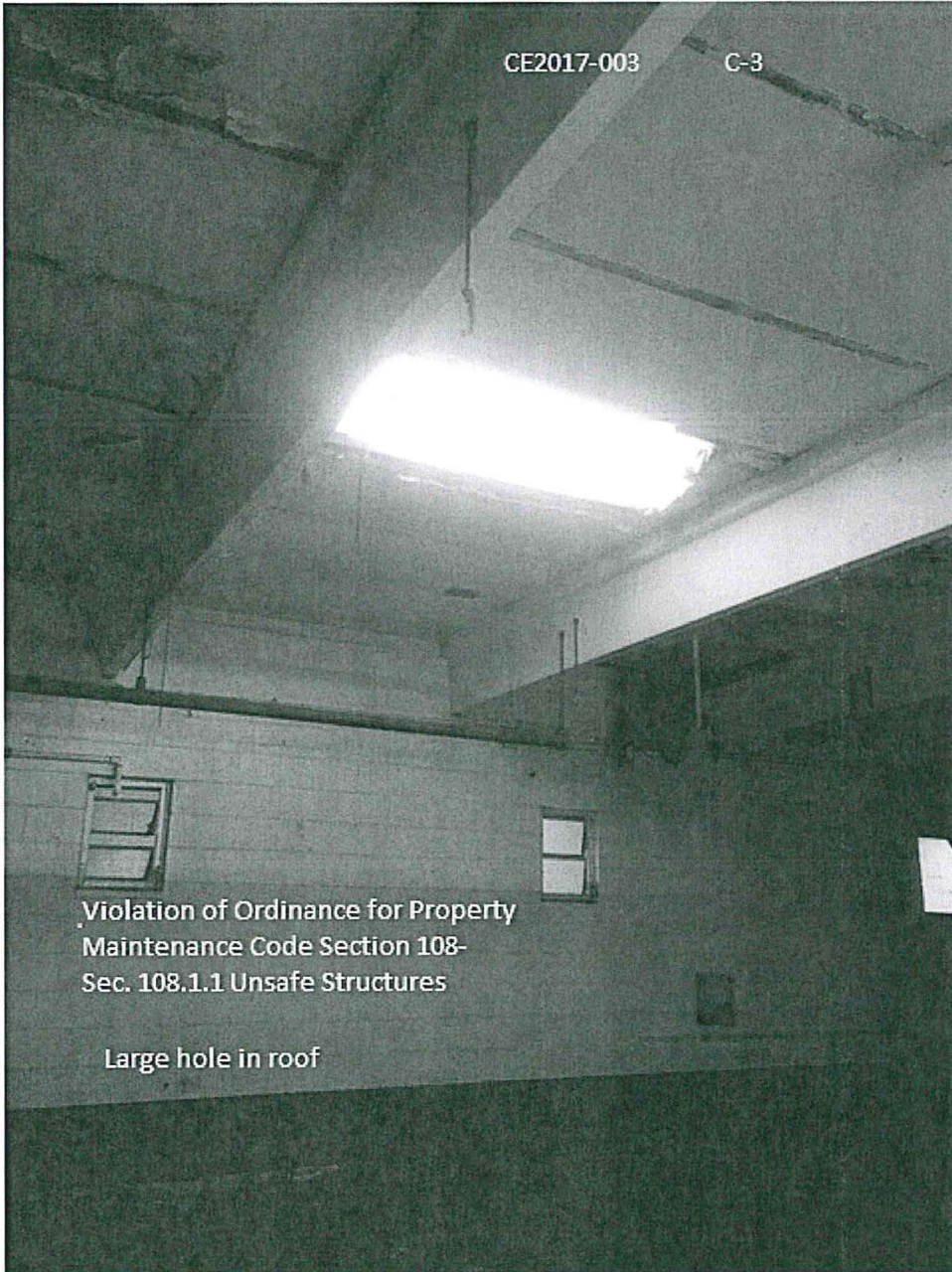


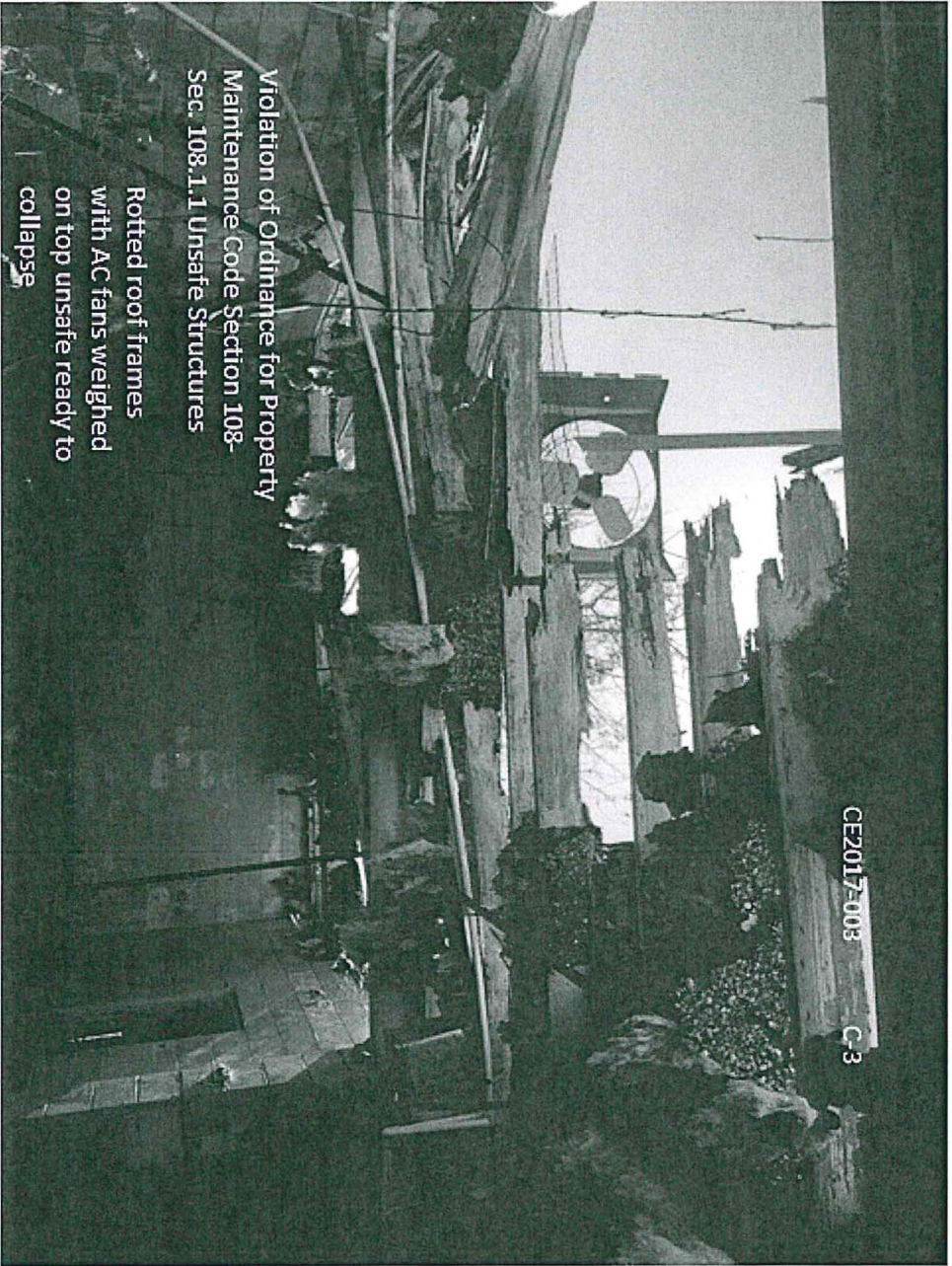
CE2017-003

C-3

Violation of Ordinance for Property
Maintenance Code Section 108-
Sec. 108.1.1 Unsafe Structures

Large hole in roof





CE2017-008

C-3

Violation of Ordinance for Property
Maintenance Code Section 108-
Sec. 108.1.1 Unsafe Structures

Rotted roof frames
with AC fans weighed
on top unsafe ready to
collapse



Violation of ordinance to Property
Maintenance Code Section 108.-
Sec.108.1.1 Unsafe structures

Evidence of fire in
building

CE2017-003

C-4



COMMUNITY DEVELOPMENT & BUILDING DEPARTMENT
506 W. BERCKMAN STREET
FRUITLAND PARK, FL 34731
PHONE: (352) 360-6727
FAX: (352) 360-6727

January 23, 2017

Ref: 3131 US HIGHWAY 441/27 Alt. Key 12041101, 1170559, 1170541

To Whom it May Concern:

On Thursday January 19th, I was asked to provide my professional opinion on the condition of a building located at 3131 US Highway 441/27 in Fruitland Park. As a licensed Building Official, I have provided these types of inspections for many cities in the Central Florida area over the past twenty years. With my over 30 years of combined construction experience and code enforcement experience, coupled with my licenses issued under F.S. 468 part XII, I feel I am more than qualified to render opinions of fact regarding the structural capacity as it relates to the safety of buildings.

Upon arrival at the site, it was very clear that this building and site had been neglected for several years. The building site is being used as a dump site for various types of material. The roof throughout the building is either leaking, or has already collapsed. In several of the offices, there is evidence of black mold growing from the bottom of the walls up to as high as four feet in some locations. Additionally, there is broken glass, sharp metal and other hazards that exist in this building.

Recommendations: The site should be cleaned up of all dumped debris and then fenced off to prohibit unauthorized entry. The individual buildings should be boarded up to prevent pedestrians and other unauthorized individuals from entry. The partially collapsed building should be demolished to prevent further damage to the surrounding buildings. Please contact me with any questions you may have.

Best regards,

Jeff Gerling
Building Official
City of Fruitland Park
President Alpha International I, LLC
(352) 536-4481
jeff@alpha-florida.com

@ 1-23-17

D



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

January 3, 2017

Case Number: **CE2017-0003**
Alternate Key# **1204101, 1170559, 1170541**
& **2898119**

Florida Medical Industries Inc.
C/O Stephen Angelillo
35 St. Georges Place
Palm Beach Gardens, FL 33418

Re: 3131 US Hwy. 441/27, Fruitland Park, FL 34731

Dear Property Owner:

On occasion homeowners / business owners do not know, or understand; they have created a code violation, or you may be the victim of someone who has created a code violation upon your property.

Our office works daily with concerned citizens to resolve reported problems that have created violation(s) of the city's code. In keeping with that effort, we would like to work with you to correct a violation that was observed on **01/03/17**.

Rather than begin a formal process of Notice of Violation at this time we are attempting to resolve, and work with you to allow you to voluntarily correct this violation.

The following violation(s) of the City of Fruitland Park Code of Ordinances and Property Maintenance Codes were identified:

City of Fruitland Park Ordinance - CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.03. - Excessive or untended growth of vegetation prohibited.

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth, or other vegetation on a parcel of property which is located within 100 feet of any improved property endangers the public's health, safety, and welfare, and adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited. For purposes of this section, weeds, undergrowth, or other vegetation shall be considered excessive and untended if their height exceeds 18", or if the property on which the weeds, undergrowth, or other vegetation is

located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin, or wild animals, or may, or does, furnish a breeding place for mosquitos.

To Resolve: Property needs to be mowed and maintained

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

To Resolve: Property needs to be cleared from all Junk

City of Fruitland Park Property Maintenance Code – Section 301- GENERAL REQUIREMENTS

Sec. 301.3 – Vacant Structures and Land.

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or affect the public health and safety.

To Resolve: Buildings need to be secured to include repairing or boarding up broken windows and doors

The cited violation(s) should be remedied by **01/24/2017**. If you require additional time please let me know so we can establish an extension and appropriate timetable for you to comply.

We appreciate all of your efforts to help us, and it is in all of our collective best interest to apply the city's code, and thank you for your cooperation in keeping the City of Fruitland Park a safe and beautiful place to live. If you have any questions, please call me at (352)360-6727.

Respectfully,

Lori Davis
Code Enforcement Officer



Community Development Department
 506 W. Berckman St.
 Fruitland Park FL 34731

Tel. (352) 360-6727
 Fax. (352) 360-6652

NOTICE OF VIOLATION

Florida Medical Industries Inc., Respondent
 C/O Stephen Angelillo
 35 St. Georges Place
 Palm Beach Gardens, FL 33418

Re: 3131 US Hwy. 441/27, Fruitland Park, FL 34731
 Parcel Number(s): 10-19-24-000200002800, 10-19-24-000200003007, 10-19-24-000200003011, 10-19-24-000200007500
 Alternate Key(s): 1204101, 1170559, 1170541, 2898119

Dear Mr. Stephen Angelillo:

On **January 19, 2017**, your property more particularly described above was observed to be in violation of:

City of Fruitland Park Ordinance - CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.03. - Excessive or untended growth of vegetation prohibited.

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth, or other vegetation on a parcel of property which is located within 100 feet of any improved property endangers the public's health, safety, and welfare, and adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited. For purposes of this section, weeds, undergrowth, or other vegetation shall be considered excessive and untended if their height exceeds 18", or if the property on which the weeds, undergrowth, or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin, or wild animals, or may, or does, furnish a breeding place for mosquitos.

(Ord. 90-019, *passed* 7-26-90)

To Resolve: Property needs to be mowed, bushes cutback and vegetation along the property line (to include) broken tree limbs need to be cleaned up and maintained.

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

(Ord. 90-019, passed 7-26-90)

To Resolve: Property needs to be cleared from all Junk to include the dumped debris of trash, yard waste, computer and appliance components.

City of Fruitland Park Code of Ordinances, Exhibit to Ordinance Property Maintenance Code:

Sec. 108 - Property Maintenance Code, Section 108 Unsafe Structures and Equipment

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.

Sec. 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.

On January 19, 2017, an inspection of the structures on the property were completed by the Fruitland Park Building Official Mr. Jeff Gerling.

(Report Attached)

This property has several Structures on the property. This violation is in regards to the Buildings/Structures to be identified by **Alternate Key #'s: 1204101, 1170559 and 1170541**

Upon inspection, it was determined that the site has been neglected for many years. The building site has become a dump site for various types of material. The roof structures throughout the buildings is either leaking, or has already collapsed. In several of the interior areas there is evidence of black mold growing up the walls as high as four feet. Other hazards were observed such as sharp metal and broken glass.

To Resolve: Owner should fence off property to prohibit unauthorized entry. The individual buildings should be boarded up to prevent pedestrians and other unauthorized individuals from entry. The partially collapsed building should be demolished to prevent further damage to the surrounding buildings. These actions should abide by all City Codes to accomplish.

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **3/6/2017**. You are required to: Property should be maintained in order to not cause blight in the community. Owner should have property mowed and have excessive undergrowth and overgrowth cut back. Maintenance includes vines and fallen tree limbs on the property line. Junk and debris should be removed. Building Structures should be secured. Property should be fenced to keep unauthorized individuals from entry. The unsafe buildings should be demolished to prevent further damage to the surrounding buildings. All actions should abide by all City Codes to accomplish.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction, the case may be presented to the City of Fruitland Park Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. The Code Enforcement Special Magistrate has the power to order a fine and impose a lien in an amount not to exceed \$250.00 per day for each day the violation exists past the date of required compliance and may include all costs of repairs pursuant to F.S. 162.06(4) and costs of enforcement.

Once you have corrected the violation it is your responsibility to notify the City of Fruitland Park that you have corrected the violation so the City can re-inspect your property. Please contact Code Enforcement at **352-360-6542**.

Should you have any questions, please contact Code Enforcement at **352-360-6542**. Thank you for your anticipated cooperation.

Sincerely,

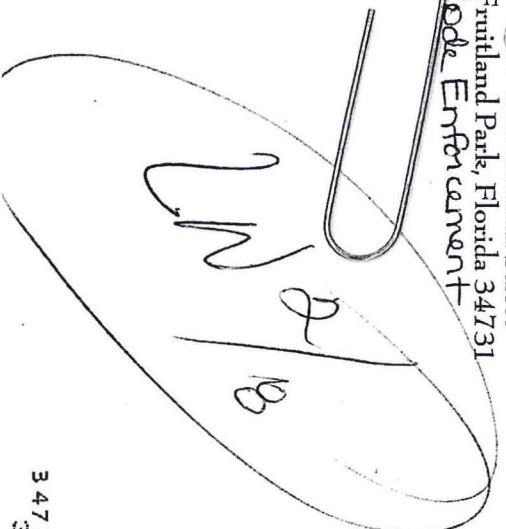
Lori Davis, Code Enforcement Officer
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this _____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Florida Medical Industries Inc. C/O Stephen Angelillo** (owner/s) at **35 Saint Georges Pl. Palm Beach Gardens, FL 33418**. Additionally, on _____, 20__ I posted the foregoing Notice of Violation on the Property and at City Hall.

Lori Davis, Code Enforcement Officer
City of Fruitland Park

File E1

Notice of Violation



6 W. Berckman Street
Fruitland Park, Florida 34731
Code Enforcement

Community Development Department
6 W. Berckman St.
Fruitland Park FL 34731

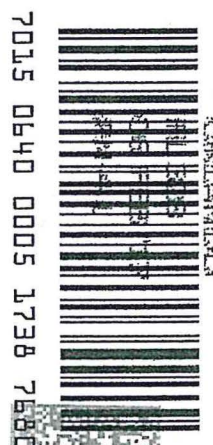
Tel. (352) 360-6727
Fax. (352) 360-6652

VIOLATION

Florida Medical Industries
c/o Stephen Angelillo
35 St. Georges Pl
Palm Beach Gardens, FL 33418

UNC
34731-3239
33418-402

UNCLAIMED
UNABLE TO FORWARD
NIXIE 333 SEE 1 0003/07/17
* 474-0500-00-07



CERTIFIED MAIL

and Park, FL 34731
0020002800
00007500
0559, 1170:

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
Extra Services & Fees (check box, add fee to postage)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
Total Postage and Fees \$ 6.715

Sent To **FL Medical Industries**
Street and Apt. No., P.O. Box No. **Palm Beach Gardens FL**
City, State, ZIP+4® **33418**

Postmark Here **FEB 06 2017**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

more particu

CHAPTER

rowth of

he existence

f property which is located within 100 feet of any

th, safety, and welfare, and adversely affects and

sance, and is prohibited. For purposes of this

on shall be considered excessive and untended if

which the weeds, undergrowth, or other vegetation is

ome, or is, infested or inhabited by rodents, vermin, or

ling place for mosquitos.

(Ord. 90-019, passed 7-26-90)

To Resolve: Property needs to be mowed, bushes cutback and vegetation along the property line (to include) broken tree limbs need to be cleaned up and maintained.

F



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

NOTICE OF VIOLATION

Florida Medical Industries Inc., Respondent
C/O Stephen Angelillo
120 Edgeview Drive, Apt. 5501
Broomfield, CO 80021

Re: 3131 US Hwy. 441/27, Fruitland Park, FL 34731
Parcel Number(s): 10-19-24-000200002800, 10-19-24-000200003007, 10-19-24-000200003011, 10-19-24-000200007500
Alternate Key(s): 1204101, 1170559, 1170541, 2898119

Dear Mr. Stephen Angelillo:

On **January 19, 2017**, your property more particularly described above was observed to be in violation of:

City of Fruitland Park Ordinance - CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.03. - Excessive or untended growth of vegetation prohibited.

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth, or other vegetation on a parcel of property which is located within 100 feet of any improved property endangers the public's health, safety, and welfare, and adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited. For purposes of this section, weeds, undergrowth, or other vegetation shall be considered excessive and untended if their height exceeds 18", or if the property on which the weeds, undergrowth, or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin, or wild animals, or may, or does, furnish a breeding place for mosquitos.

(Ord. 90-019, *passed* 7-26-90)

To Resolve: Property needs to be mowed, bushes cutback and vegetation along the property line (to include) broken tree limbs need to be cleaned up and maintained.

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

(Ord. 90-019, passed 7-26-90)

To Resolve: Property needs to be cleared from all Junk to include the dumped debris of trash, yard waste, computer and appliance components.

City of Fruitland Park Code of Ordinances, Exhibit to Ordinance Property Maintenance Code:

Sec. 108 - Property Maintenance Code, Section 108 Unsafe Structures and Equipment

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.

Sec. 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.

On January 19, 2017, an inspection of the structures on the property were completed by the Fruitland Park Building Official Mr. Jeff Gerling.

(Report Attached)

This property has several Structures on the property. This violation is in regards to the Buildings/Structures to be identified by **Alternate Key #'s: 1204101, 1170559 and 1170541**

Upon inspection, it was determined that the site has been neglected for many years. The building site has become a dump site for various types of material. The roof structures throughout the buildings is either leaking, or has already collapsed. In several of the interior areas there is evidence of black mold growing up the walls as high as four feet. Other hazards were observed such as sharp metal and broken glass.

To Resolve: Owner should fence off property to prohibit unauthorized entry. The individual buildings should be boarded up to prevent pedestrians and other unauthorized individuals from entry. The partially collapsed building should be demolished to prevent further damage to the surrounding buildings. These actions should abide by all City Codes to accomplish.

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **4/6/2017**. You are required to: Property should be maintained in order to not cause blight in the community. Owner should have property mowed and have excessive undergrowth and overgrowth cut back. Maintenance includes vines and fallen tree limbs on the property line. Junk and debris should be removed. Building Structures should be secured. Property should be fenced to keep unauthorized individuals from entry. The unsafe buildings should be demolished to prevent further damage to the surrounding buildings. All actions should abide by all City Codes to accomplish.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction, the case may be presented to the City of Fruitland Park Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. The Code Enforcement Special Magistrate has the power to order a fine and impose a lien in an amount not to exceed \$250.00 per day for each day the violation exists past the date of required compliance and may include all costs of repairs pursuant to F.S. 162.06(4) and costs of enforcement.

Once you have corrected the violation it is your responsibility to notify the City of Fruitland Park that you have corrected the violation so the City can re-inspect your property. Please contact Code Enforcement at **352-360-6727**.

Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,

Lori Davis, Code Enforcement Officer
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this _____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Florida Medical Industries Inc. C/O Stephen Angelillo** (owner/s) at 120 Edgeview Drive, Apt. 5501, Broomfield, CO 80021. Additionally, on _____, 20__ I posted the foregoing Notice of Violation on the Property and at City Hall.

Lori Davis, Code Enforcement Officer
City of Fruitland Park

Post File **F 1**

Community Development Department
V. Berckman St.
and Park FL 34731
Tel. (352) 360-6727
Fax. (352) 360-6652



06 W. Berckman Street
Fruitland Park, Florida 34731
Code Enforcement

BC
4/11/17
HRB

WV
3/25/17
@ 12:35
dop

VIOLATION



7013 3020 0002 3598 1202

Florida Medical Industries Inc.
c/o Stephen Angellilo
120 Edgewood Drive, Apt. 5501
Broomfield, CO 80021



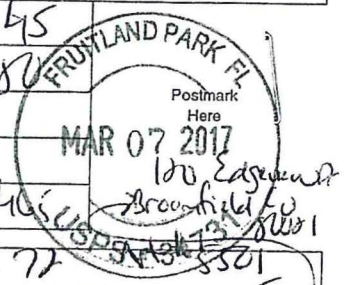
UNITED STATES POSTAGE
PINEY BOWES
\$006.720
02 1P
0001954848 MAR 07 2017
MAILED FROM ZIP CODE 34731

CERTIFIED MAIL

ark, FL 34731
00002800,
07500
9, 11705

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com®
OFFICIAL USE

Postage	\$ 3.45
Certified Fee	2.00
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.45



Sent To
Street, Apt. No., or PO Box No. FL Medical Industries Inc
City, State, ZIP+4[®] c/o Stephen Angellilo
PS Form 3800, August 2006 See Reverse for Instructions

particular:
CHAPTER 9
with of v
existence c
property which is located within 100 feet of any
safety, and welfare, and adversely affects and
e, and is prohibited. For purposes of this
shall be considered excessive and unintended if
n the weeds, undergrowth, or other vegetation is
r is, infested or inhabited by rodents, vermin, or
place for mosquitos.

ANG NOT ANG
ANG ANG
423
FWD
UNITED
BC: 34731320099 *0674-02210-08-38
NIXIE 339 SE 1 0004/12/17
RETURN TO SENDER
UNCLATMED
UNABLE TO FORWARD



Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731

Tel. (352) 360-6727
Fax. (352) 360-6652

NOTICE OF VIOLATION

June 2, 2017

Florida Medical Industries Inc., Respondent
C/O Stephen Angelillo
423 Hwy. 466, Apt. 23306
Lady Lake, FL 32159

Re: 3131 US Hwy. 441/27, Fruitland Park, FL 34731
Parcel Number(s): 10-19-24-000200002800, 10-19-24-000200003007, 10-19-24-000200003011, 10-19-24-000200007500
Alternate Key(s): 1204101, 1170559, 1170541, 2898119

Dear Mr. Stephen Angelillo:

On **January 19, 2017**, your property more particularly described above was observed to be in violation of:

City of Fruitland Park Ordinance - CHAPTER 97. - PROPERTY MAINTENANCE

Sec. 97.03. - Excessive or untended growth of vegetation prohibited.

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth, or other vegetation on a parcel of property which is located within 100 feet of any improved property endangers the public's health, safety, and welfare, and adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited. For purposes of this section, weeds, undergrowth, or other vegetation shall be considered excessive and untended if their height exceeds 18", or if the property on which the weeds, undergrowth, or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin, or wild animals, or may, or does, furnish a breeding place for mosquitos.

(Ord. 90-019, *passed* 7-26-90)

To Resolve: Property needs to be mowed, bushes cutback and vegetation along the property line (to include) broken tree limbs need to be cleaned up and maintained.

Sec. 97.04. - Accumulation of junk prohibited.

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated, or allow junk to be accumulated upon any property located within the city regardless of the property's zoning classification or use. The accumulation of junk upon property located within the city, regardless of the property's zoning classification or use, endangers the public's health, safety, and welfare, adversely affects and impairs the value of adjacent property, is a nuisance, and is prohibited.

(Ord. 90-019, passed 7-26-90)

To Resolve: Property needs to be cleared from all Junk to include the dumped debris of trash, yard waste, computer and appliance components.

City of Fruitland Park Code of Ordinances, Exhibit to Ordinance Property Maintenance Code:

Sec. 108 - Property Maintenance Code, Section 108 Unsafe Structures and Equipment

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.

Sec. 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.

On January 19, 2017, an inspection of the structures on the property were completed by the Fruitland Park Building Official Mr. Jeff Gerling.

(Report Attached)

This property has several Structures on the property. This violation is in regards to the Buildings/Structures to be identified by **Alternate Key #'s: 1204101, 1170559 and 1170541**

Upon inspection, it was determined that the site has been neglected for many years. The building site has become a dump site for various types of material. The roof structures throughout the buildings is either leaking, or has already collapsed. In several of the interior areas there is evidence of black mold growing up the walls as high as four feet. Other hazards were observed such as sharp metal and broken glass.

To Resolve: Owner should fence off property to prohibit unauthorized entry. The individual buildings should be boarded up to prevent pedestrians and other unauthorized individuals from entry. The partially collapsed building should be demolished to prevent further damage to the surrounding buildings. These actions should abide by all City Codes to accomplish.

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **7/2/2017**. You are required to: Property should be maintained in order to not cause blight in the community. Owner should have property mowed and have excessive undergrowth and overgrowth cut back. Maintenance includes vines and fallen tree limbs on the property line. Junk and debris should be removed. Building Structures should be secured. Property should be fenced to keep unauthorized individuals from entry. The unsafe buildings should be demolished to prevent further damage to the surrounding buildings. All actions should abide by all City Codes to accomplish.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction, the case may be presented to the City of Fruitland Park Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. The Code Enforcement Special Magistrate has the power to order a fine and impose a lien in an amount not to exceed \$250.00 per day for each day the violation exists past the date of required compliance and may include all costs of repairs pursuant to F.S. 162.06(4) and costs of enforcement.

Once you have corrected the violation it is your responsibility to notify the City of Fruitland Park that you have corrected the violation so the City can re-inspect your property. Please contact Code Enforcement at **352-360-6727**.

Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,

Lori Davis, Code Enforcement Officer
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this **2nd** day of **June, 2017** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Florida Medical Industries Inc. C/O Stephen Angelillo** (owner/s) 423 Hwy. 466, Apt. 23306. Additionally, on **June 2, 2017**, I posted the foregoing Notice of Violation on the Property and at City Hall.

Lori Davis, Code Enforcement Officer
City of Fruitland Park

File G-1

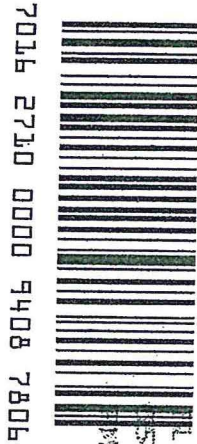
Community Development Department
6 W. Berckman St. Tel. (352) 360-6727
Fruitland Park FL 34731 Fax. (352) 360-6652



F VIOLATION

UNC

Florida Medical Industries, Inc.
c/o Stephen Angelillo
423 C.R. 466, Apt. 23306
Lady Lake FL 32159



CERTIFIED MAIL

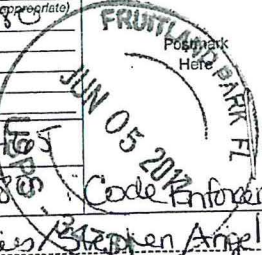
id Park, FL 34731
00200002800, 10-19-24-000200003007, 10-19-24-
00007500
0559, 1170

**U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.80
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 4.65
Total Postage and Fees	\$ 6.80
Sent To	FL Med Industries / Stephen Angelillo
Street and Apt. No., or PO Box No.	423 C.R. 466, Apt. 23306
City, State, ZIP+4®	Lady Lake, FL 32159



more partic

CHAPTER

growth of

the existence

of property wh

lth, safety, an

isance, and is prohibited. For purposes of this

tion shall be considered excessive and untended if

which the weeds, undergrowth, or other vegetation is

me, or is, infested or inhabited by rodents, vermin, or

NIXIE 339 SE 1 0006/27/17



32159-6304
34731-3239

UNC
BC: 34731523906 *0374-09396-05-36

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

wild animals, or may, or does, furnish a breeding place for mosquitos.

(Ord. 90-019, passed 7-26-90)

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v. CASE NO.: CE2017-0003

Florida Medical Industries Inc., Respondent
C/O Stephen Angelillo
423 Hwy. 466, Apt. 23306
Lady Lake, FL 32159

REQUEST FOR HEARING

Re: 3131 US Hwy. 441/27, Fruitland Park, FL 34731
Parcel Identification Number(s): 10-19-24-000200002800,
10-19-24-00200003007, 10-19-24-000200003011, 10-19-24-000200007500

Pursuant to §162.06, Florida Statutes, the undersigned hereby gives notice of an uncorrected violation of the Code of Ordinances of the City of Fruitland Park, as more particularly described herein, and hereby requests a public hearing before the Code Enforcement Special Magistrate of the City of Fruitland Park.

Violation of City Code, Chapter 97. – PROPERTY MAINTENANCE:
Section 97.03 - Excessive or untended growth of vegetation prohibited.
Section 97.04 - Accumulation of junk prohibited.

Ordinance 2011-001. ADOPTION OF INTERNATIONAL PROPERTY
MAINTENANCE CODE
Section 108.1 - Unsafe Structures.
Section 108.1.3- Structure unfit for human occupancy

Location/address where violation exists: 3131 US Hwy. 441/27, Fruitland Park, FL 34731

Name and Address of owner of property: Florida Medical Industries Inc., C/O Stephen Angelillo,
423 Hwy. 466, Apt. 23306, Lady Lake, FL 32159

Description of violation: This commercial property consists of several parcels. The abandoned buildings have been neglected for several years. The building site has become a dump site for various types of material. The roof structures throughout the buildings are either leaking, or have already collapsed. In several of the interior areas there is evidence of black mold growing up the walls as high as four feet. Other hazards were observed such as sharp metal and broken glass. The building is unsecure, as many doors and windows are missing or broken. This leads to an invitation for transients to enter the buildings and make camp. The unsecured surrounding property includes dilapidated parking lots, where unauthorized persons have been dumping trash and junk. Along

with these violations the property is extremely overgrown with weeds and other vegetation. This commercial property is located on the main highway of the City of Fruitland Park and is not only an eyesore to the community, but has an unsafe structure which creates a hazard.

Date violation first observed: January 19, 2017

Date by which violation was to be corrected: July 2, 2017

Date of re-inspection: July 11, 2017 and again on October 17, 2017.

Results of re-inspection: Still in Violation

Based on the foregoing, the undersigned hereby certifies that the foregoing statements are true and correct, and that the above described violation continues to exist, that attempts to secure compliance have failed and that the violation should be set for a public hearing before the Code Enforcement Special Magistrate.

Dated this ____ day of _____, 20__.

Code Enforcement Officer
City of Fruitland Park

SWORN to and subscribed before me this ____ day of _____, 20__.

City Clerk

Certificate of Notice

I HEREBY CERTIFY that the foregoing Request for Hearing has been furnished this ____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to Florida Medical Industries, Inc. C/O Stephen Angelillio (owner/s) at 423 C.R. 466, Apt. 23306, Lady Lake, FL 32159. Additionally, on _____, 20__ I posted the foregoing Request for Hearing on the Property and at City Hall.

Code Enforcement Officer
City of Fruitland Park

Original
H-1

10-17-17

**ENFORCEMENT
FRUITLAND PARK**

CASE NO.: CE2017-0003

106 W. Berkman Street
Fruitland Park, Florida 34731
Code Enforcement



HEARING

Park, FL 34731
10-19-24-000200002800,
10-19-24-000200003011, 10-19-24-000200007500

the und
of the City
hearing l
Y MAIN
with of ve
hibited.

TERNAT
n occupan
Hwy. 44

Medical Industries Inc., C/O Stephen Angelillo,

erty consists of several parcels. The abandoned
The building site has become a dump site for
throughout the buildings are either leaking, or have
there is evidence of black mold growing up the
served such as sharp metal and broken glass. The

building is unsecure, as many doors and windows are missing or broken. This leads to an invitation
for transients to enter the buildings and make camp. The unsecured surrounding property includes
dilapidated parking lots, where unauthorized persons have been dumping trash and junk. Along

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 3.45
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

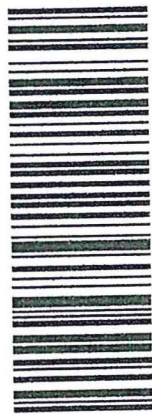
Postage \$.46
 Total Postage and Fees \$ 6.715

Sent to **FL Medical Industries**
 Street and Apt. No., or PO Box No. **423 Hwy 466, Apt. 23306**
 City, State, ZIP+4® **Lady Lake, FL 32159**

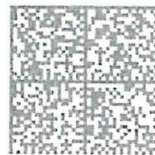
Postmark: FRUITLAND PARK FL 007 19 2017
 Enforcement

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL
PLEASE TICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS; HOLD ADDED LINE



7016 2710 0000 9408 7943



UNITED STATES POSTAGE
PITNEY BOWES
02 1P
0001954848 OCT 18 2017
MAILED FROM ZIP CODE 34731
\$ 006.720

Florida Medical Industries, Inc.
C/O Stephen Angelillo
423 Hwy. 466, Apt. 23306
Lady Lake, FL 32159

NIXIE 329 DE 1 0911/07/17

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC 34731223906 *1401-02084-19-45
34731223906
34731223906

Handwritten notes: 11/21/17, 11/21/17, 11/21/17

I

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: **CE2017-003**

Florida Medical Industries Inc., Respondent
C/O Stephen Angelillo, Registered Agent and CEO
423 Hwy 466, Apt. 23306
Lady Lake, FL 32159

NOTICE OF HEARING

To: Florida Medical Industries Inc., C/O Stephen Angelillo, Registered Agent and CEO

Re: 3131 US Hwy 441/27, Fruitland Park, FL 34731
Parcel Numbers(s): 10-19-24-000200002800, 10-19-24-000200003007,
10-19-24-000200003011 and 10-19-24-000200007500.

Please take notice that on the **14th** day of **December, 2017**, at **9:00 A.M.** or as soon thereafter as may be heard, the undersigned will bring on to be heard before the Code Enforcement Magistrate the violation of City of Fruitland Park Code of Ordinances. Hearing location is the Fruitland Park Commission Chambers at 506 W. Berckman Street, Fruitland Park, FL 34731.

Violation of City Ordinance(s) Chapter 97.- Property Maintenance:

Section 97.03- Excessive or untended growth of vegetation prohibited.

Section 97.04- Accumulation of junk prohibited.

Violation of City Ordinance(s), Exhibit to Ordinance Property Maintenance Code Section 108:

Section 108.1.1 Unsafe Structures.

Section 108.1.3 Structure unfit for human occupancy.

Location / Address where violation exists: 3131 US Hwy 441/27, Fruitland Park, FL 34731.

Name and address of owner of property: Florida Medical Industries, Inc., C/O Stephen Angelillo, Registered Agent and CEO, 423 Hwy 466, Apt. 23306, Lady Lake, FL 32159.

Description of violation: This is commercial property that is located on a major highway and thoroughfare. It has been abandoned and not maintained for several years. The building complex and property have become a dump-site for various types of materials and junk. The roofs and

structures throughout the building complex located on Parcel #10-19-24-000200002800 and Parcel #10-19-24-000200003007 are leaking or have already collapsed. In several of the interior areas there is evidence of black mold growing up the walls as high as four feet. Other hazards such as sharp metal and broken glass are in the complex. The abandoned and unsecure complex has created an environment for vagrants and other unauthorized individuals to enter. Also, the remaining property and parking areas are extremely overgrown with weeds and vegetation. This lack of maintenance endangers the public's health, safety, welfare, and adversely affects and impairs the value of adjacent properties.

Please govern yourself accordingly.

Dated this ____ day of _____, 20__.

Code Enforcement Officer
City of Fruitland Park

AFFIDAVIT OF NOTICE

I HEREBY SWEAR OR AFFIRM that the foregoing Notice of Hearing has been furnished this ____ day of _____, 20__ via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to: Florida Medical Industries., C/O Stephen Angelillo, Registered Agent and CEO (owner) at 423 Hwy 466, Apt. 23306, Lady Lake, FL 32159. Additionally, on _____, 20__ I posted the foregoing Notice of Hearing on the Property and at City Hall.

Code Enforcement Officer
City of Fruitland Park

SWORN TO AND SUBSCRIBED before me this __ day of _____, 20__, by _____, Code Enforcement Officer of the City of Fruitland Park, who is personally known to me and who did take an oath.

Notary Public
Print Name: _____
My Commission Expires:

Pursuant to F.S. 286.0105, Florida Statutes, if any person desires to appeal any decision with respect to a matter considered at a public hearing or hearing of the Code Enforcement Special Magistrate, such person will need a record of the proceedings, and such person may need to ensure that a verbatim record for such purpose is made, which record includes the testimony and evidence upon which the appeal is based.

Pursuant to F.S. 162.11 Florida, Statutes, either the City of Fruitland Park or a respondent may appeal a final administrative order of the Code Enforcement Magistrate to the Circuit Court in Lake County, Florida. Such an appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the hearing date and time at **352-360-6727**.

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2017-003

Florida Medical Industries Inc., Respondent
C/O Stephen Angelillo, Registered Agent and CEO
423 Hwy 466, Apt. 23306
Lady Lake, FL 32159

NOTICE OF HEARING

es Inc., C/O Stephen Angelillo, Registered Agent and CEO
uitland Park, FL 34731
-24-000200002800, 10-19-24-000200003007,
and 10-19-24-000200007500.

th day of **December, 2017**, at **9:00 A.M.** or as soon thereafter as
ill bring on to be heard before the Code Enforcement Magistrate
Park Code of Ordinances. Hearing location is the Fruitland Park
Berckman Street, Fruitland Park, FL 34731.

Chapter 97.- Property Maintenance:
or untended growth of vegetation prohibited.
ation of junk prohibited.
Exhibit to Ordinance Property Maintenance Code Section

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL RECEIPT

Postmark Here
12 01 2017 16123 - 34731

Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 3.40
 Return Receipt (electronic) \$ 2.80
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
 Postage \$ 4.65
 Total Postage and Fees \$ 7.15

PS Form 3800, April 2015 PSN 7539-02-000-9097 See Reverse for Instructions

Sent To: Stephen Angelillo
 Street and Apt. No. or PO Box No.: 423 Hwy 466 Apt 23306
 City/State, ZIP+4®: Lady Lake, FL 32159

Code Enforcement

4262 8046 0000 0122 9102

- Section 108.1.1 Unsafe Structures.**
- Section 108.1.3 Structure unfit for human occupancy.**

Location / Address where violation exists: 3131 US Hwy 441/27, Fruitland Park, FL 34731.
Name and address of owner of property: Florida Medical Industries, Inc., C/O Stephen Angelillo, Registered Agent and CEO, 423 Hwy 466, Apt. 23306, Lady Lake, FL 32159.

Description of violation: This is commercial property that is located on a major highway and thoroughfare. It has been abandoned and not maintained for several years. The building complex and property have become a dump-site for various types of materials and junk. The roofs and

Lori Davis

From: stephenangelillo@gmail.com
Sent: Wednesday, June 21, 2017 10:45 AM
To: Lori Davis
Subject: Land Clean Up

Hello Laura: I am in receipt of your letter on June 12, 2017. I am currently working on bids to see what it would cost to raise certain building on my site. I have two meetings this week with demolition companies. This will be the first step in the process. I also told Charlie what I was trying to accomplish. I not sure if this demolition is going to be cost prohibitive. I will keep you posted as I get further along in the process.

Regards
STEPHEN ANGELILLO

Sent from my iPhone

Lori Davis

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Wednesday, August 2, 2017 12:25 PM
To: Lori Davis
Subject: Re: Land Clean Up

Hello Lori: Just wanted to give you an update on my demolition project. I have only received one quote and plan on reviewing it with the contractor this week. I am still waiting on two others to make a presentation. I will keep you posted as I progress.

Regards
Stephen Angelillo

On Tue, Jun 27, 2017 at 9:36 AM, Lori Davis <ldavis@fruitlandpark.org> wrote:

> Mr. Angelillo,

> Thank you for your update. If we can help, do not hesitate to contact us.

>

>

> -----Original Message-----

> From: stephenangelillo@gmail.com [mailto:stephenangelillo@gmail.com]

> Sent: Wednesday, June 21, 2017 10:45 AM

> To: Lori Davis <ldavis@fruitlandpark.org>

> Subject: Land Clean Up

>

> Hello Laura: I am in recent if your letter on June 12, 2017. I am currently working on bids to see what it would cost to raise certain building on my site. I have two meetings this week with demolition companies. This will be the first step in the process. I also told Charlie what I was trying to accomplish. I not sure if this demolition is going to be cost prohibitive. I will keep you posted as I get further along in the process.

>

> Regards

> STEPHEN ANGELILLO

>

> Sent from my iPhone

Lori Davis

CE2017-003 J

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Friday, August 4, 2017 12:11 PM
To: Lori Davis
Subject: Re: Land Clean Up

Hello Lori: I have talked to Charlie about the status of my project and asked me to request an additional 30 days extension from the date of this letter. As I said I am meeting with one contractor on 8/5 and will be review that company's bid. I will also send you in a separate email another response from another contractor to show you what I am having to deal with.

Regards
Stephen Angelillo

On Thu, Aug 3, 2017 at 10:16 AM, <stephenangelillo@gmail.com> wrote:
> Lori: It wouldn't make any sense to clear weeds and mow. The same guy who will do the demo will be the same guy to clean the site afterwards. I am suppose to meet one the companies again this week to review the quote. My number is 303-408-6011. I will keep you posted.

>
> STEPHEN
>
> Sent from my iPhone
>

>> On Aug 3, 2017, at 7:50 AM, Lori Davis <ldavis@fruitlandpark.org> wrote:
>>
>> Mr. Angelillo,
>> Thank you for your response. Can you send me a phone number to contact you at? I would like to touch base with you in reference to the property overgrowth and such. While you work on the demo project we still need the property/grass/ overgrowth cleaned up as it has been neglected for quite a while. This case is several months old and there have been no actions to clean up or maintain.

>>
>> Thank you,
>> Lori
>>

>> -----Original Message-----
>> From: Stephen Angelillo [mailto:stephenangelillo@gmail.com]
>> Sent: Wednesday, August 2, 2017 12:25 PM
>> To: Lori Davis <ldavis@fruitlandpark.org>
>> Subject: Re: Land Clean Up
>>

>> Hello Lori: Just wanted to give you an update on my demolition project. I have only received one quote and plan on reviewing it with the contractor this week. I am still waiting on two others to make a presentation. I will keep you posted as I progress.

>>
>> Regards
>> Stephen Angelillo
>>

>>> On Tue, Jun 27, 2017 at 9:36 AM, Lori Davis <ldavis@fruitlandpark.org> wrote:
>>> Mr. Angelillo,

>>> Thank you for your update. If we can help, do not hesitate to contact us.

>>>

>>>

>>> -----Original Message-----

>>> From: stephenangelillo@gmail.com [mailto:stephenangelillo@gmail.com]

>>> Sent: Wednesday, June 21, 2017 10:45 AM

>>> To: Lori Davis <ldavis@fruitlandpark.org>

>>> Subject: Land Clean Up

>>>

>>> Hello Laura: I am in recent if your letter on June 12, 2017. I am currently working on bids to see what it would cost to raise certain building on my site. I have two meetings this week with demolition companies. This will be the first step in the process. I also told Charlie what I was trying to accomplish. I not sure if this demolition is going to be cost prohibitive. I will keep you posted as I get further along in the process.

>>>

>>> Regards

>>> STEPHEN ANGELILLO

>>>

>>> Sent from my iPhone

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Friday, August 4, 2017 12:34 PM
To: Lori Davis
Subject: Re: Land Clean Up

Lori: Here is a response from another contractor to show you what I am dealing with. Also note, I tried to keep this business local and talked with the Logan Company, but they declined to bid on the job. please share this with Charlie.

Thanks
Stephen

Good morning, Mr. Angelillo.

I am reaching out to you in regard to the demolition quote you requested. I spoke with Blair, and he is working on your project proposal. He will have it ready to send to you by the end of next week. He has been in the field all week and wanted me to let you know why there has been a delay.

We appreciate the opportunity to provide a proposal to you for your upcoming project and apologize for the unexpected delay due to extenuating circumstances.

Thank you for your patience. If I can assist you or you would like to discuss further, please call me or email me. Your business is important to us.

Kindest Regards,

Mary Catherine Cook

Director of Business Development

Cross Environmental Services

Main 813-783-1688 | Mobile 813-815-2725

PO Box 1299 | Crystal Springs, FL 33524

mccook@crossenv.com

www.crossenv.com

On Fri, Aug 4, 2017 at 12:11 PM, Stephen Angelillo <stephenangelillo@gmail.com> wrote:

> Hello Lori: I have talked to Charlie about the status of my project
> and asked me to request an additional 30 days extension from the date
> of this letter. As I said I am meeting with one contractor on 8/5 and
> will be review that company's bid. I will also send you in a separate
> email another response from another contractor to show you what I am
> having to deal with.

>
> Regards
> Stephen Angelillo

>
> On Thu, Aug 3, 2017 at 10:16 AM, <stephenangelillo@gmail.com> wrote:

>> Lori: It wouldn't make any sense to clear weeds and mow. The same guy who will do the demo will be the same guy to clean the site afterwards. I am suppose to meet one the companies again this week to review the quote. My number is 303-408-6011. I will keep you posted.

>>
>> STEPHEN
>>
>> Sent from my iPhone

>>
>>> On Aug 3, 2017, at 7:50 AM, Lori Davis <ldavis@fruitlandpark.org> wrote:

>>>
>>> Mr. Angelillo,
>>> Thank you for your response. Can you send me a phone number to contact you at? I would like to touch base with you in reference to the property overgrowth and such. While you work on the demo project we still need the property/grass/ overgrowth cleaned up as it has been neglected for quite a while. This case is several months old and there have been no actions to clean up or maintain.

>>>
>>> Thank you,
>>> Lori

>>>
>>> -----Original Message-----
>>> From: Stephen Angelillo [mailto:stephenangelillo@gmail.com]
>>> Sent: Wednesday, August 2, 2017 12:25 PM
>>> To: Lori Davis <ldavis@fruitlandpark.org>
>>> Subject: Re: Land Clean Up

>>>
>>> Hello Lori: Just wanted to give you an update on my demolition project. I have only received one quote and plan on reviewing it with the contractor this week. I am still waiting on two others to make a presentation. I will keep you posted as I progress.

>>>
>>> Regards
>>> Stephen Angelillo

>>>
>>>> On Tue, Jun 27, 2017 at 9:36 AM, Lori Davis <ldavis@fruitlandpark.org> wrote:

>>>> Mr. Angelillo,
>>>> Thank you for your update. If we can help, do not hesitate to contact us.
>>>>
>>>>

>>>> -----Original Message-----

>>>> From: stephenangelillo@gmail.com
>>>> [mailto:stephenangelillo@gmail.com]
>>>> Sent: Wednesday, June 21, 2017 10:45 AM
>>>> To: Lori Davis <ldavis@fruitlandpark.org>
>>>> Subject: Land Clean Up

>>>>

>>>> Hello Laura: I am in recent if your letter on June 12, 2017. I am currently working on bids to see what it would cost to raise certain building on my site. I have two meetings this week with demolition companies. This will be the first step in the process. I also told Charlie what I was trying to accomplish. I not sure if this demolition is going to be cost prohibitive. I will keep you posted as I get further along in the process.

>>>>

>>>> Regards

>>>> STEPHEN ANGELILLO

>>>>

>>>> Sent from my iPhone

Lori Davis

CE2017-003 J

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Wednesday, August 23, 2017 12:06 PM
To: Lori Davis
Subject: Update On Florida Medical Site

Hello Lori: Just wanted to give you an update so you could pass it along to whom ever. I sent last week the bids that I have received to my contact in Chicago. When I get any direction from them, I will get back with you to what the next step is in the process.

Regards
Stephen Angelillo

Lori Davis

CE2017-003 J

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Friday, October 6, 2017 1:00 PM
To: Lori Davis
Subject: Demolition Project

Hello Laura: I sent a copy of your yesterdays email to Chicago. I will continue to keep you posted. As soon as I hear something, I will get back with you.

Enjoy your weekend.
Stephen Angelillo

Lori Davis

CE2017-003 J

From: Stephen Angelillo <stephenangelillo@gmail.com>
Sent: Monday, December 4, 2017 1:20 PM
To: Lori Davis
Subject: Question

Hello Lori: When looking at the letter you had sent, there is a request to have the doors replaced on the buildings where they are open to the elements. There are some doors that I have had replaced now three times, mainly coverings them with wood, but they keep tearing them down. If we leave the buildings up but clean the land and parking lot, it just doesn't make any financial sense, based on the past to cover the openings. I even had placed chain link fence up in front of the doors and they still break in. So I think it is a waste of money. So please check into this for me. I sent another request to Chicago this morning to see if they have decided on what direction to take.

Have a great week
Stephen Angelillo

Lori Davis

CE2017-003 J

From: stephenangelillo@gmail.com
Sent: Monday, December 11, 2017 3:57 PM
To: Lori Davis
Subject: Hearing/Metting

Hello Lori: I got your letter this afternoon. We will need to reschedule the hearing, I made plans to be out of town back in October. I can contact you on my return and proceed from there.

Thanks for understanding.

STEPHEN A

Sent from my iPhone

Lori Davis

CE2017-003 J

From: Stephen <Angelillospa@aol.com>
Sent: Tuesday, December 12, 2017 11:11 AM
To: Lori Davis
Subject: Meeting
Attachments: IMG_0090.JPG; ATT00001.txt

Hello Lori: I am sending you a copy of the ticket confirmation that my daughter bought me. I leave at 5:30 Am to head to the airport. I haven't seen my daughter and grandkids in a year. You asked me about a representative, and there isn't anyone other than me. Other than the Federal gov't, who has a tax lien on the property, along with an attorney in Clermont who wouldn't get involved and the attorney in Chicago for the investor in the property there is no one.

I would strongly suggest to let me handle things, even though things are moving slow , it will be the most cost effective way to handle this. I sent the hearing notice to Chicago as I did the first one. That investor just moves extremely slow. I have tried to share the urgency about this and have sent the quotes for the land clearing and demolition . There are also property tax liens on the property. So if The city of FRUITLAND Park chooses to do minimal cleaning of the grounds and parking lot, I really don't think they would be able to get reimbursed. Right now things for me are a big mess. So for everyone involved, it is for me to continue to try to sell the property, which I work on every week.

I would be happy to meet with whomever when I get back. The next time when there. Is a meeting, just please give me enough notice. This information in this email is considered confidential, but may be shared with the Magistrate.

Respectfully submitted
STEPHEN

From: Frontier Airlines no-reply@flyfrontier.com
Subject: Reservation Confirmation
Date: Oct 20, 2017, 6:41:22 PM
To: <stephenangelillo@gmail.com>
stephenangelillo@gmail.com

FRONTIER
LOW FARES AIRLINE



THU, DEC 14, 2017

Trip Confirmation
Number: A9GY7Q

ORLANDO, FL (MCO) ➤ DENVER, CO (DEN)

Depart: Thu, Dec 14, 2017

Flight	Departure	Arrival	Duration
F9 681	09:15 AM	11:32 AM	4hr 17min
ORLANDO, FL (MCO)		DENVER, CO (DEN)	Non Stop

Passenger Name	Seats Bags	Special Services
Stephen P Angelillo	1 Checked	

**INVOICE
SUMMARY**