



**CITY OF FRUITLAND PARK  
CODE ENFORCEMENT-SPECIAL MAGISTRATE  
HEARING AGENDA**

**July 5, 2018**

City Hall Commission Chambers  
506 W. Berckman Street  
Fruitland Park, FL 34731

**9:00 a.m.**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

June 6, 2018

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

**4. ATTORNEY PRESENTATIONS -HEARINGS**

a) CE2018-0043

Property Address: 19 Grizzard Street, Fruitland Park, FL 34731

Property Owner: Joseph Casteel Jr.

Violation: City Code, Chapter 97: Property Maintenance

Section 97.03-Excessive or Untended Growth of Vegetation  
Prohibited

Section 97.04-Accumulation of Junk Prohibited and International  
Property Maintenance Code, Subsection 302: Accessory  
Structure(s) and Subsection-302.7- Accessory Structures (Fences)

Grace Period for compliance expired: May 5, 2018

b) CE2018-0005

Property Address: 114 S. Iona Avenue, Fruitland Park, FL 34731

Property Owner: Alonso Alejandro

Violation: City Code, Chapter 97: Property Maintenance

Section 97.03-Excessive or Untended Growth of Vegetation  
Prohibited

Section 97.04-Accumulation of Junk Prohibited and International  
Property Maintenance Code, Subsection 108: Unsafe Structures  
and Subsection-108.1.1-Unsafe Structures (Shed)

Grace Period for compliance expired: May 21, 2018

**5. REQUEST FOR HEARINGS**

**6. OLD AND NEW BUSINESS**

**7. PUBLIC COMMENTS**

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 Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution, 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.**

**CITY OF FRUITLAND PARK  
CODE ENFORCEMENT-SPECIAL MAGISTRATE  
MEETING MINUTES**

**June 6, 2018**

City Hall Commission Chambers  
506 W. Berckman Street  
Fruitland Park, FL 34731

**9:00 a.m.**

**Present:** Ashley Hunt, Attorney-at-Law, Special Magistrate; Anita Geraci-Carver, City Attorney; Lori Davis, Code Enforcement Officer, and Kelly Turner, Community Development Department.

**1. CALL TO ORDER**

The meeting came to order at 9:06 a.m.

**2. APPROVAL OF MINUTES**

Special Magistrate Hunt referred to Item 6., Old Business from the April 5, 2018 meeting minutes regarding Case # CE2016-004 and indicated that it was the first time an order was acknowledging compliance which was supposed to be entered at a later date.

After Ms. Geraci-Carver advised that the procedure for the order of compliance can be dealt with at the Special Magistrate's discretion discussion, he referred to said order and executed same at this morning's hearing.

**Special Magistrate Hunt approved the April 5, 2018 minutes as submitted.**

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

There were no witnesses to take testimony.

**4. ATTORNEY PRESENTATIONS - HEARINGS**

There were no defendant attorney presentations.

**5. REQUEST FOR HEARINGS**

**a) Case # CE2018-0043**

**Property Address: 19 Grizzard Street, Fruitland Park, Florida 34731**

**Property Owner (Respondent) - Joseph Casteel Jr.**

**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 and International Property Maintenance Code, Subsection 302: Accessory Structure(s) and Subsection-302.7 - Accessory Structures (Fences)**

**Grace Period for compliance expired: May 5, 2018 without compliance.**

Ms. Davis reviewed the subject case where she is requesting a hearing. She reported that the property owner has currently been noticed with property violations, as previously cited, which was due on May 5, 2018, indicated that it has since expired, and noted that he has not complied.

**Special Magistrate Hunt granted the code enforcement officer's request for hearing to be considered at the next meeting.**

- b) **Case # CE2018-0005**  
**Property Address: 114 S. Iona Avenue, Fruitland Park, Florida 34731**  
**Property Owner: Alonso Alejandro**  
**Violation: City Code, Chapter 97: Property Maintenance**  
**Section 97.03 - Excessive or Untended Growth of Vegetation Prohibited**  
**Section 97.04 - Accumulation of Junk Prohibited, and International Property Maintenance Code, Subsection 108: Unsafe Structures, Subsection-108.1.1 - Unsafe Structures (Shed Located on the Property)**

**Grace Period for compliance expired: May 21, 2018 without compliance.**

Ms. Davis reviewed the subject case where she is requesting a hearing. She reported that the property owner was given violation notices regarding city violations, as previously cited, which was due on May 21, 2018, indicated that it has since expired, and noted that he has not complied; however, some mowing took place but is still not in compliance regarding the lawn maintenance, the junk and unsafe shed.

**Special Magistrate Hunt granted the code enforcement officer's request for hearing to be considered at the next meeting.**

**6. NEW BUSINESS**

There were no old or new business to come before the special magistrate at this time.

**7. PUBLIC COMMENTS**

There were no public attendees to comment.

**8. OTHER BUSINESS**

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

**9. ADJOURNMENT**

The meeting adjourned at 9:12 a.m.





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

CODE ENFORCEMENT COMPLAINT

DATE: 4/6/2018 TIME: 0900 COMPLAINT#: CE2018-0043

ADDRESS: 19 Grizzard street

ISSUE:

Property continues to have appliances, junk lying in  
Right of Way area  
Yard full of junk  
Fence falling down  
Overgrown bushes & Grass

SPECIAL NOTES:

Property owner ~~has~~ has been verbally advised  
of issues. Owner has not complied w/ clean up.

CITY USE ONLY:

L. Davis  
NAME:

Code Enforcement  
DEPARTMENT:



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

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

CODE ENFORCEMENT COMPLAINT

DATE: 2/15/18      TIME: 11:00 AM      COMPLAINT#: CE18-0005

ADDRESS: 114 S. Iona Ave.

ISSUE:

Called ref. High Grass and Junk.  
Also complaint ref. Old Fire damaged Shed on Gardenia St.  
by Public Pool. / Fear that local kids will get hurt.

SPECIAL NOTES:

Checked property. Appears vacant & no one maintaining  
it. High Grass, Household Junk in yard. \* Shed very  
dangerous, ready to collapse.

CITY USE ONLY:

L. Davis  
NAME:

Code Enforcement  
DEPARTMENT:

# PROPERTY RECORD CARD

## General Information

<b>Owner Name:</b>	ALONSO ALEJANDRO	<b>Alternate Key:</b>	1248710
<b>Mailing Address:</b>	636 PALM DR OCOEE, FL 34761-2012 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	09-19-24-040002200600
		<b>Millage Group and City:</b>	00F2 (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	114 SOUTH IONA AVE FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	FRUITLAND PARK, LOTS 6, 7, 8 BLK 22 PB 3 PGS 8-9   ORB 2936 PG 1811		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	150	118		150	FF	\$0.00	\$33,170.00

## Residential Building(s)

### Building 001

Residential	Single Family	Building Value: \$128,498.00						
<b>Summary</b>								
Year Built: 1942	Total Living Area: 2560	Central A/C: Yes	Attached Garage: No					
Bedrooms: 4	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1					
<i>Incorrect Bedroom, Bath, or other information?</i>								
<b>Section(s)</b>								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	1.25	1469	N	0%	0%	
2		Wood (001)	1	288	N	0%	0%	

Lake County, Florida  
**OFFICE OF THE TAX COLLECTOR**  
*Bob McKee, Tax Collector*

2017 Roll Details — Real Estate Account At 114 SOUTH IONA AVE

Real Estate Account #0919240400-022-00600

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2004
PAID	PAID	PAID	PAID		PAID

**PAID** 2017-11-29 \$2,899.66  
Receipt #2017-00173807

Owner: ALONSO ALEJANDRO  
636 PALM DR  
OCOOE, FL 34761  
Situs: 114 SOUTH IONA AVE

Account number: 0919240400-022-00600  
Alternate Key: 1248710  
Millage code: 00F2  
Millage rate: 17.8504  
Escrow company: SHELLPOINT MORTGAGE SERVICES (CL-0011680)  
95 METHODIST HILL ROAD  
ROCHESTER, NY 14623

Assessed value: 157,278  
School assessed value: 157,278

GIS - Property Appraiser

2017 Annual bill

View

Ad valorem: \$2,807.48  
Non-ad valorem: \$213.00  
Total Discountable: 3020.48  
No Discount NAVA: 0.00  
Total tax:

Legal description

FRUITLAND PARK, LOTS 6, 7, 8 BLK 22 PB 3 PGS 8-9ORB 2936 PG 1811  
Location

Book, page, item: --  
Geo number: 2419090400-022-00600  
Range: 24  
Township: 19  
Section: 09  
Use code: 01  
Total acres: 0.000







Photo #1 C1(a)  
CE18-0005  
114 S. Iona Ave  
High Grass and Weeds





Photo # 2 C1(b)  
CE18-0005  
114. S. Iona Ave  
Overgrown grass etc.



Photo #3 C1 (c)  
CE18-0005  
114 S. Iona Ave  
Overgrowth





Photo #1 C 2(a)  
CE18-0005  
114 S. Iona Ave  
Junk Tires front yard





Photo #2 C2(b)  
CE18-0005  
114 S. Iona Ave  
Junk in Carport





Photo #3 C2(c)  
CE18-0005  
114. S. Iona Ave  
Fire damaged  
shed/Junk





Photo #1 C3(a)  
CE18-0005  
114 S. Iona Ave  
View of damaged  
shed from Public Pool





Photo #2 C 3(b)  
CE18-0005  
114 S. Iona Ave  
Dangerous shed  
debris

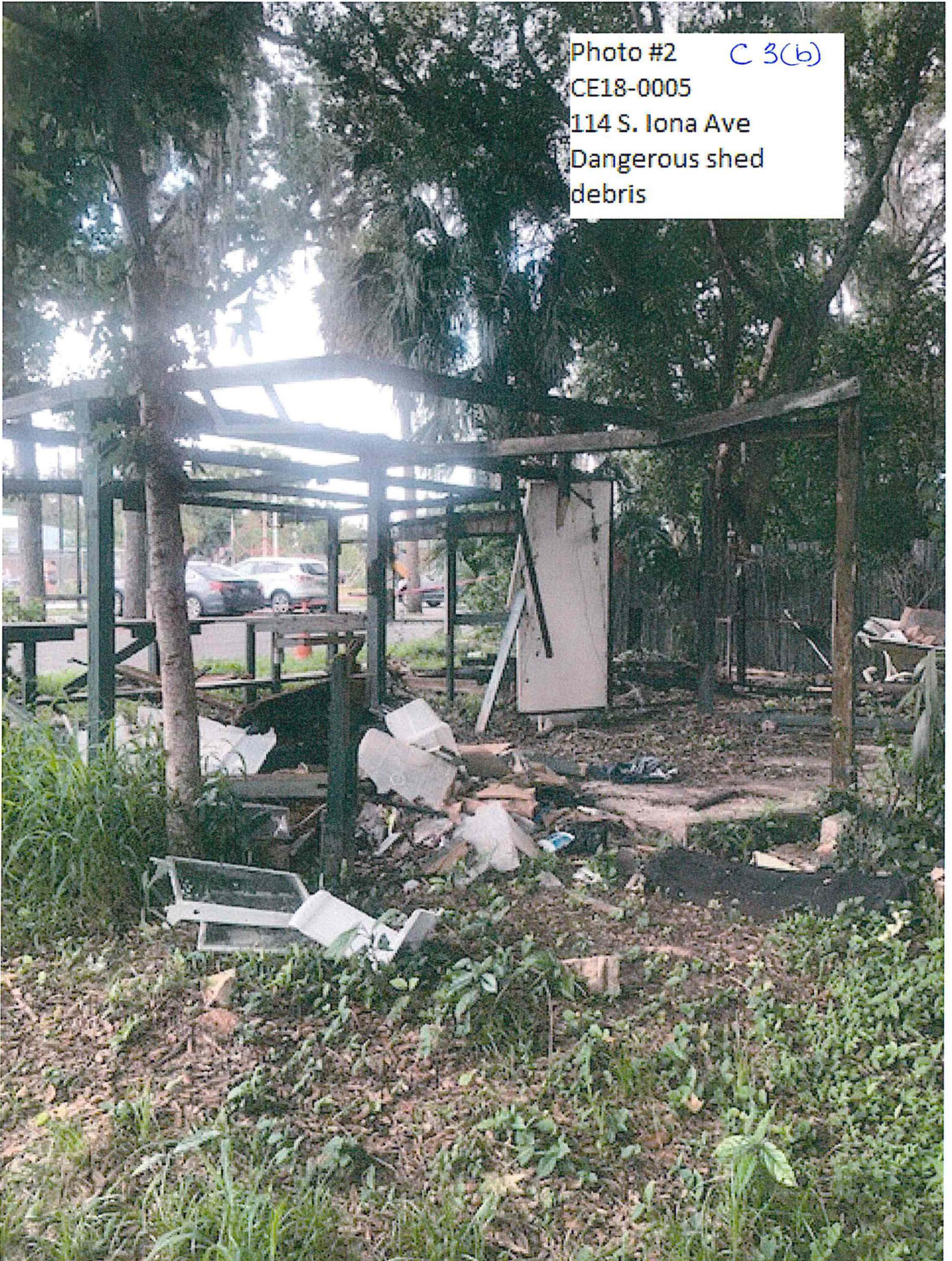




Photo # 3 C3C)  
CE18-0005  
114. S. Iona Ave  
Shed debris







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

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

February 15, 2018

Case Number: CE2018-0005  
Parcel Number: 09-19-24-040002200600

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

**Re: 114 S. Iona Avenue, 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 **02/14/18**.

It has been observed that the vacant house is not secure and attracting vagrants and neighborhood children. Along with being vacant, the house and property is littered with household trash and junk. Also, on the property is an Outbuilding/Shed that appears to have been involved in a fire and is dangerous.

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 were identified:**

**Violation #1:**

**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.

**Violation #2:**

**CITY CODE, 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.

**Violation #3:**

**City of Fruitland Park Code of Ordinances, Property Maintenance Code – Section 108**

**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.

***To Resolve: The property should be secured, to include repairing or replacing broken windows, doors and door locks. The junk and debris in the yard and carport need to be disposed of properly. And, the "Shed" needs to be taken down and the debris removed from the property. By correcting these issues, it will help maintain the value of the neighborhood and keep the property safe and not attract vagrants or children.***

The cited violation(s) should be remedied by **02/26/18**. 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

E

## NOTICE OF VIOLATION

March 1, 2018

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Re: **114 Iona Avenue, Fruitland Park, FL 34731**  
**Parcel # 09-19-24-040002200600**  
**Alternate Key: 1248710**  
**Case Number: CE2018-0005**

To Whom It May Concern:

On **February 14, 2018**, your property more particularly described above was observed to be in violation of:

### **Violation #1:**

**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.

### **Violation #2:**

**CITY CODE, 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.

**Violation #3:**

City of Fruitland Park Code of Ordinances, Property Maintenance Code – Section 108

**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.

*To Resolve: The property should be secured, to include repairing or replacing broken windows, doors and door locks. The junk and debris in the yard and carport need to be disposed of properly. And, the “Shed” needs to be taken down and the debris removed from the property. By correcting these issues, it will help maintain the value of the neighborhood and keep the property safe and not attract vagrants or children. Note: to remove the outbuilding/shed a permit must be obtained to demo the existing structure.*

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **03/15/18**. You are required to: The vacant home must be secured. The garbage and household trash piles in the yard and carport must be cleared and disposed of. Also, the fire damaged shed must be removed.

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



City of Fruitland Park

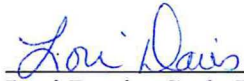
Memo: Page 3

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**.

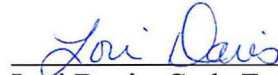
Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,



\_\_\_\_\_  
Lori Davis, Code Enforcement Officer  
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this **1** day of **March, 2018** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Alonso Alejandro** (owner/s) at 636 Palm Drive, Ocoee, FL 34761-2012. Additionally, on **March 1, 2018** I posted the foregoing Notice of Violation on the Property and at City Hall.



\_\_\_\_\_  
Lori Davis, 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

E1

### NOTICE OF VIOLATION

March 1, 2018

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel # 09-19-24-040002200600  
Alternate Key: 1248710  
Case Number: CE2018-0005

To Whom It May Concern:

On February 14, 2018, your property more particu  
be in violation of:

Violation #1:

City of Fruitland Park Property Maintenance Code – Se  
REQUIREMENTS

Sec. 301.3 – Vacant S

All vacant structures an  
safe, secure and sanitary cor  
or affect the public health a

Violation #2:

CITY CODE, CHAPTER 9'

Sec. 97.04. - Accumulation o  
Except as otherwise provide  
to be accumulated, or allow  
city regardless of the proper  
upon property located withi

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee	\$ 3.45	Postmark Here
Extra Services & Fees (check box, add fees as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	Code Enforcement
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$ 47	
Total Postage and Fees	\$ 6.675	
Sent To	Alonso Alejandro	
Street and Apt. No., or PO Box No.	636 Palm Dr.	
City, State, ZIP+4®	Ocoee, FL 34761-2012	

PS Form 3800, April 2015 PSN 7530-02-000-9053

#### 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.

1. Article Addressed to:  
Alonso Alejandro  
636 Palm Dr.  
Ocoee, FL 34761-2012



9590 9402 2871 7069 7324 48

2. Article Number (Transfer from service label)  
7017 0660 0000 7669 7116

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

#### COMPLETE THIS SECTION ON DELIVERY

- A. Signature  Agent  
 *Alonso Alejandro*  Address
- B. Received by (Printed Name) *Alonso Alejandro*
- C. Date of Delivery
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

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

Domestic Return Receipt



E2

Re: 35333 Micro Racetrack Road, Fruitland Park, FL 34731  
Parcel Number: 06-19-24-000300001508  
Alternate Key: 1288266  
Case Number: CE2018-0016

To Whom It May Concern:

On February 7, 2018, your property more particularly described above was observed to be in violation of:

Violation #1:

Posted 3/1/18 10:10 AM

Post City Hall



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

NOTICE OF VIOLATION

March 1, 2018

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel # 09-19-24-040002200600  
Alternate Key: 1248710  
Case Number: CE2018-0005

To Whom It May Concern:

On February 14, 2018, your property more particularly described above was observed to be in violation of:

**Violation #1:**

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.

**Violation #2:**

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**Sec. 97.04. - Accumulation of junk prohibited.**

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Posted 3-1-18 2:05 PM



Community Development Dept. (Phone)  
306 N. Birchwood St.  
Fruitland Park, FL 34731  
Tel: (817) 306-9777  
Fax: (817) 306-9777

E3

**NOTICE OF VIOLATION**

March 1, 2018  
Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2912

Re: 114 Iona Avenue, Fruitland Park, FL 34779  
Parcel # 09-19-24-0002200009  
Alternate Key: 1249710  
Case Number: CE-2018-6005

To Whom It May Concern:

On February 14, 2018, your property more particularly described above was claimed to be in violation of:

**Violation #1:**

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

**Sec. 301.3 - Vacant Structures and Land.**

All vacant structures and premises owned or leased shall be maintained in a safe, sanitary condition so as not to cause a lighting problem or affect the public health and safety.

**Violation #2:**

CITY CODE, 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





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

**NOTICE OF VIOLATION**

**May 11, 2018**

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Re: **114 Iona Avenue, Fruitland Park, FL 34731**  
**Parcel # 09-19-24-040002200600**  
**Alternate Key: 1248710**  
**Case Number: CE2018-0005**

To Whom It May Concern:

On **April 16, 2018**, your property more particularly described above was observed to be in violation of:

**Violation #1:**

**CITY CODE, 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)*

**Violation #2:**

**CITY CODE, 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.

### **Violation #3:**

City of Fruitland Park Code of Ordinances, Property Maintenance Code – Section 108

**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.

*To Resolve: The property should be mowed, weeded and cleared of all untended and excessive vegetation and overgrowth. The junk and debris, to include household furniture in the yard need to be disposed of properly. Any unlicensed and inoperable motor vehicles must be licensed and operable or removed from the property. And, the remainder of the fire damaged "Shed" needs to be taken down and the debris removed from the property. By correcting these issues, it will help maintain the value of the neighborhood and keep the property safe and not attract vagrants or children.*

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **05/21/18**. You are required to: The home and property must be maintained. The garbage, debris and household trash piles in the yard must be



City of Fruitland Park

Memo: Page 3

cleared and disposed of. Yard maintenance is required to include mowing, weeding and clearing of excessive overgrowth of vegetation. Also, the fire damaged shed must be removed as it is unsafe and attracting local children and vagrants.

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 **11th** day of **May, 2018** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Alonso Alejandro** (owner/s) at 636 Palm Drive, Ocoee, FL 34761-2012. Additionally, on **May 11th, 2018** I posted the foregoing Notice of Violation on the Property and at City Hall.



Lori Davis, 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

F 1

**NOTICE OF VIOLATION**

May 11, 2018

Mr. Alonso Alejandro  
 636 Palm Drive  
 Ocoee, FL 34761-2012

Re: **114 Iona Avenue, Fruitland Park, FL 34731**  
**Parcel # 09-19-24-040002200600**  
**Alternate Key: 1248710**  
**Case Number: CE2018-0005**

To Whom It May Concern:

On April 16, 2018, your property more particularly in violation of:

**Violation #1:**

**CITY CODE, CHAPTER 97.- PROPERTY MAINTENANCE –**

**Sec. 97.03. - Excessive or untended growth of veg**

Except as otherwise provided in this chapter, the existence of undergrowth, or other vegetation on a parcel of property which improved property endangers the public's health, safety, and impairs the value of adjacent property, is a nuisance, and in this section, weeds, undergrowth, or other vegetation shall be considered a nuisance if their height exceeds 18", or if the property on which the weeds are located may reasonably be expected to become, or is, infested with wild animals, or may, or does, furnish a breeding place for mammals.

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

**Violation #2:**

**CITY CODE, CHAPTER 97. - PROPERTY MAINTENANCE**

**Sec. 97.04. - Accumulation of junk prohibited.**

5722 6992 0000 0990 2702 PS Form 3811, July 2015 PSN 7530-02-000-9053

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Certified Mail Fee \$ **3.45**

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

Return Receipt (hardcopy) \$ **2.70**

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ **47**

Total Postage and Fees \$ **6.67**

Postmark Here **MAY 11 2018**

Code **Emment**

USPS

Sent To **Alonso Alejandro**  
 Street and Apt. No., or PO Box No. **636 Palm Drive**  
 City, State, ZIP+4® **Ocoee, FL 34761-2012**

2. Article Number (Transfer from service label)  
**7017 0560 0000 7669 7215**

1. Article Addressed to:  
**Alonso Alejandro**  
**636 Palm Drive**  
**Ocoee, FL 34761-2012**

**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.

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  **[Signature]**  Agent

B. Received by (Printed Name) **Rosanna Alonso**  Addressee

C. Date of Delivery **5/11/18**

D. Is delivery address different from item 1?  No  Yes

If YES, enter delivery address below:

3. Service Type

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted 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

Domestic Return Receipt



Posted City Hall 5/11/18 9:40 AM



Community Development Department  
206 W. Berkman St.  
Fruitland Park, FL 34731  
Tel: (352) 360-6727  
Fax: (352) 360-6452

**NOTICE OF VIOLATION**

May 11, 2018

Mr. Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel # 09-19-24-040002200600  
Alternate Key: 1248710  
Case Number: CE2018-0005

To Whom It May Concern:

On April 16, 2018, your property more particularly described above was observed to be in violation of:

**Violation #1:**

**CITY CODE, 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 7-25-92)

**Violation #2:**

**CITY CODE, CHAPTER 97. - PROPERTY MAINTENANCE**

**Sec. 97.04. - Accumulation of junk prohibited.**





**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0005

Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

**REQUEST FOR HEARING**

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-040002200600

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, Section(s):

- 97.03 – Excessive or Untended Growth of Vegetation Prohibited
- 97.04 – Accumulation of Junk Prohibited

And violation of International Property Maintenance Code, Section:

- 108.1.1 – Unsafe Structures (Shed)

Location/address where violation exists: 114 Iona Avenue, Fruitland Park, FL 34731

Name and Address of owner of property: Alonso Alejandro, 636 Palm Drive, Ocoee, FL 34761-2012

Description of violation: The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is the remnants of a fire damaged shed/structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger the public's health, safety, and welfare and adversely affects and impairs the value of adjacent properties, is a nuisance, and is prohibited.

Date violation first observed: May 11, 2018

Date by which violation was to be corrected: May 21, 2018

Date of re-inspection: May 23, 2018


Results of re-inspection: Some lawn work has been done, but not complete and still in violation. The junk to include the vehicles and the shed still remain 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 25th day of May, 2018.

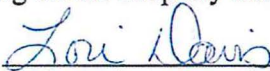
  
Code Enforcement Officer  
City of Fruitland Park

SWORN to and subscribed before me this 25th day of May, 2018.

  
\_\_\_\_\_  
City Clerk

**Certificate of Notice**

I HEREBY CERTIFY that the foregoing Request for Hearing has been furnished this 25th day of May, 2018 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to: **Alonso Alejandro (owner/s) at 636 Palm Drive, Ocoee, FL 34761-2012**. Additionally, on **May 25th, 2018** I posted the foregoing Request for Hearing on the Property and at City Hall.

  
Code Enforcement Officer  
City of Fruitland Park





G1

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0005

Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

REQUEST FOR HEARING

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-040002200600

Pursuant to §162.06, Florida Statutes, the unc  
uncorrected violation of the Code of Ordinances of the City  
described herein, and hereby requests a public hearing  
Magistrate of the City of Fruitland Park.

Violation of City Code, Section(s):  
97.03 – Excessive or Untended Growth  
97.04 – Accumulation of Junk Prohibit  
And violation of International Property Maintenance Cod  
108.1.1 – Unsafe Structures (Shed)

Location/address where violation exists: 114 Iona Avenue

Name and Address of owner of property: Alonso Alejan  
2012

Description of violation: The  
weeds and other vegetation. A  
two unlicensed/inoperable vel  
the remnants of a fire damage  
continues to be in violation of  
health, safety, and welfare and  
nuisance, and is prohibited.

Date violation first observed:

Date by which violation was t

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**OFFICIAL USE**

Certified Mail Fee \$ 3.45

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

Return Receipt (hardcopy) \$ 2.15

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ .47

Total Postage and Fees \$ 6.67

Sent To  
Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012

Postmark Here  
MAY 25 2018  
Code Enforcement  
USPS

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

**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.

1. Article Addressed to:  
Alonso Alejandro  
636 Palm Drive  
Ocoee, FL 34761-2012



2. Article Number (Transfer from service label)  
7017 0660 0000 7669 6874

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
X *[Signature]*  Agent  Address
- B. Received by (Printed Name)  
KESONIA ALONSO
- C. Date of Delivery  
5/25/18
- D. Is delivery address different from item 1?  Yes  No  
If YES, enter delivery address below:

3. Service Type
- Adult Signature  Priority Mail Express®
- Adult Signature Restricted Delivery  Registered Mail™
- Certified Mail®  Registered Mail Restr 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  Signature Confirmation Restricted Delivery (per \$500)

G2

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.  
Joseph Castiel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

CASE NO.: CE2018-0043

REQUEST FOR HEARING

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-060000001900

↑ — Posted City Hall 5/25/18 8:55 AM

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.  
Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

CASE NO.: CE2018-0005

REQUEST FOR HEARING

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-040002200600

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, Sections:  
97.03 - Excessive or Untended Growth of Vegetation Prohibited  
97.04 - Accumulation of Junk Prohibited  
And violation of International Property Maintenance Code, Section:  
108.1.1 - Unsafe Structures (Shed)

Location/address where violation exists: 114 Iona Avenue, Fruitland Park, FL 34731

Name and Address of owner of property: Alonso Alejandro, 636 Palm Drive, Ocoee, FL 34761-2012

Description of violation: The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is remains of a fire damaged shed structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger the public's health, safety, and welfare and adversely affects and impairs the value of adjacent properties, is a

Date violation first observed: May 11, 2018

Date by which violation was to be corrected: May 21, 2018

Page 1 of 2

Fruitland Park, FL 34731  
19-24-060000001900  
4416  
City Hall  
Community Development  
200 W. Benchmark  
Fruitland Park FL 34731

OFFICE OF VIOLATIONS  
Trustees, Respondent  
Fruitland Park, FL 34731  
19-24-040001500025  
City Hall  
1/25/18  
Community Development  
200 W. Benchmark St.  
Fruitland Park FL 34731

OFFICE OF VIOLATIONS  
Fruitland Park, FL 34731  
0-19-24-06000001100  
34475  
2815-0610  
Property more particularly described  
Personal contact was made with  
the violator(s) regarding the same  
Property continues to be in violation  
Chapter 158.010  
Accessory Uses and Structures

- 1) Outside Storage  
Outside storage of new and used equipment and materials follows:  
13) Residential Lots - Outside storage of materials and equipment in the rear yard and screened by an opaque fence.

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Public, City Clerk, The



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Post Property

**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.  
Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

CASE NO.: CE2018-0005

**REQUEST FOR HEARING**

Re: 114 Iona Avenue, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-040002200600

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, Section(s):
  - 97.03 – Excessive or Untended Growth of Vegetation Prohibited
  - 97.04 – Accumulation of Junk Prohibited
- And violation of International Property Maintenance Code, Section:
  - 108.1.1 – Unsafe Structures (Shed)

Location/address where violation exists: 114 Iona Avenue, Fruitland Park, FL 34731

Name and Address of owner of property: Alonso Alejandro, 636 Palm Drive, Ocoee, FL 34761-2012

Description of violation: The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is the remnants of a fire damaged shed/structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger the public's health, safety, and welfare and adversely affects and impairs the value of adjacent properties, is a nuisance, and is prohibited.

Date violation first observed: May 11, 2018

Date by which violation was to be corrected: May 21, 2018



**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0005

Mr. Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

**NOTICE OF HEARING**

To: Mr. Alonso Alejandro

Re: 114 S. Iona Avenue, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-040002200600

Please take notice that on the **5th** day of **July, 2018**, 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.**

**and**

**Violation of City Ordinance(s), International Property Maintenance Code**

**Section 108-Unsafe Structures and Equipment:**

**Section 108.1.1- Unsafe Structures (Shed)**

Location / Address where violation exists: 114 S. Iona Avenue, Fruitland Park, FL 34731.

Name and address of owner of property: Mr. Alonso Alejandro (owner), 636 Palm Drive, Ocoee, FL 34761-2012.

Description of violation(s): The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is the remnants of a fire damaged shed/structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger



the public's health, safety, and welfare and adversely affects and impairs the value of adjacent properties, is a nuisance, and is prohibited.

Please govern yourself accordingly.

Dated this 13th day of June, 2018.

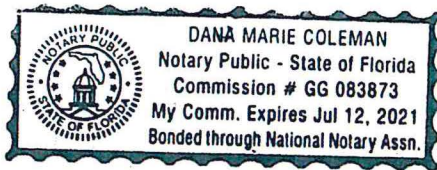
Lori Davis  
Code Enforcement Officer  
City of Fruitland Park

**AFFIDAVIT OF NOTICE**

I HEREBY SWEAR OR AFFIRM that the foregoing Notice of Hearing has been furnished this 13th day of June, 2018 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to: **Mr. Alonso Alejandro (owner) at 636 Palm Drive, Ocoee, FL 34761-2012**, Additionally, on **June 13th, 2018** I posted the foregoing Notice of Hearing on the Property and at City Hall.

Lori Davis  
Code Enforcement Officer  
City of Fruitland Park

SWORN TO AND SUBSCRIBED before me this 13th day of June, 2018, by **Lori Davis, Code Enforcement Officer of the City of Fruitland Park**, who is personally known to me and who did take an oath.



Dana M. Coleman  
Notary Public  
Print Name: DANA M COLEMAN  
My Commission Expires: 7/12/2021

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**.

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**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0005

Mr. Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

**NOTICE OF HEARING**

To: Mr. Alonso Alejandro

Re: 114 S. Iona Avenue, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-040002200600

Please take notice that on the **5th day of July, 2018, at 9:00** heard, the undersigned will bring on to be heard before the violation of City of Fruitland Park Code of Ordinances. Hearing Commission Chambers at 506 W. Berckman Street, Fruitland

**Violation of City Ordinance(s) Chapter 97.- Property Maintenance  
Section 97.03- Excessive or untended growth of vegetation  
Section 97.04- Accumulation of junk prohibited.**

and

**Violation of City Ordinance(s), International Property Maintenance  
Section 108-Unsafe Structures and Equipment:  
Section 108.1.1- Unsafe Structures (Shed)**

Location / Address where violation exists: 114 S. Iona Avenue, Fruitland Park, FL 34731.

Name and address of owner of property: Mr. Alonso Alejandro (owner), 636 Palm Drive, Ocoee, FL 34761-2012.

Description of violation(s): The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is the remnants of a fire damaged shed/structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger

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Certified Mail Fee \$	3.45
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<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 \$	.47
Total Postage and Fees \$	6.67
Sent To	Alonso Alejandro
Street and Apt. No., or PO Box No.	636 Palm Drive
City, State, ZIP+4®	Ocoee FL 34761-2012
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7017 0660 0000 7669 6911



H2

Posted City Hall 6/13/18 11:20AM

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO. CE2018-0005

Mr. Akino Alejandro, Respondent  
636 Palm Drive  
Dover, FL 34763-2012

NOTICE OF HEARING

To: Mr. Akino Alejandro  
Re: 114 S. Iona Avenue, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-0600220060

Posted City Hall 6/13/18 11:20 AM

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO. CE2018-0043

Mr. Joseph Cantel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

NOTICE OF HEARING

To: Mr. Joseph Cantel Jr.  
Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-060000001900

Please take notice that on the 5th day of July, 2018, 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. Berkman Street, Fruitland Park, FL 34731.

Violation of City Ordinance(s) Chapter 97 - Property Maintenance  
Section 97.03 - Excessive or untrimmed growth of vegetation prohibited.  
Section 97.04 - Accumulation of junk prohibited.

and  
Violation of City Ordinance(s), International Property Maintenance Code  
Chapter 3 - General Requirements-Exterior Property Areas:  
Section 302.7 - Accessory Structures. (Access)

Location / Address where violation exists: 19 Grizzard Street, Fruitland Park, FL 34731;  
Name and address of owner of property: Mr. Joseph Cantel Jr. (owner), 19 Grizzard Street, Fruitland Park, FL 34731.

Description of violation(s): This is a residential property that is located in a small mobile home community. The owner has not maintained the property and the vegetation and overgrowth of grass, vines and bushes are in violation. Along with the overgrowth, the exterior property finishing is falling down and in disrepair. Also, the property owner has been accumulating junk to include





CE18-0043

B-1

Select Language ▼

## PROPERTY RECORD CARD

### General Information

<b>Owner Name:</b>	CASTEEL JOSEPH JR	<b>Alternate Key:</b>	1434416
<b>Mailing Address:</b>	19 GRIZZARD ST FRUITLAND PARK, FL 34731-4129 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	10-19-24- 060000001900
		<b>Millage Group and City:</b>	00F2 (FRUITLAND PARK)
		<b>Total Certified Millage Rate:</b>	17.8504
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	19 GRIZZARD ST FRUITLAND PARK FL 34731 <a href="#">Update Property Location</a>	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Locator:</b>	<a href="#">School and Bus Map</a>
<b>Property Description:</b>	FRUITLAND PARK, VAGABOND VILLAS LOT 19 PB 17 PG 29   ORB 2419 PG 1413		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

### Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MANUFACTURED HOME SUB (0200)	65	72		65	FF	\$0.00	\$5,938.00

### Residential Building(s)

#### Building 001

Residential	Manufactured Home	Building Value: \$13,879.00					
<b>Summary</b>							
Year Built: 1964	Total Living Area: 810	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>							
<b>Section(s)</b>							
Section No.	Section Type	Ext. Wall No. Type	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Wood (001)	450	N	0%	0%	<input type="checkbox"/>
2	(LAM)	Wood (001)	360	N	0%	0%	<input type="checkbox"/>

Lake County, Florida  
**OFFICE OF THE TAX COLLECTOR**  
 Bob McKee, Tax Collector

2017 Roll Details — Real Estate Account At 19 GRIZZARD ST

Real Estate Account #1019240600-000-01900

Parcel details

Latest bill

Full bill history

Print this page

Pay All: \$1,074.01

2017	2016	2015	2014	...	1998
\$650.94 due	\$423.07 due	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

Pay this bill: \$650.94

Owner: CASTEEL JOSEPH JR  
 19 GRIZZARD ST  
 FRUITLAND PARK, FL 34731  
 Situs: 19 GRIZZARD ST

Account number: 1019240600-000-01900  
 Alternate Key: 1434416  
 Millage code: 00F2  
 Millage rate: 17.8504

Assessed value: 18,474  
 School assessed value: 18,474

GIS - Property Appraiser

2017 Annual bill

View

Ad valorem: \$329.76  
 Non-ad valorem: \$213.00  
 Total Discountable: 542.76  
 No Discount NAVA: 0.00  
 Total tax:

Legal description

FRUITLAND PARK, VAGABOND VILLAS LOT 19 PB 17 PG 29ORB 2419 PG 1413

Location

Book, page, item: --  
 Geo number: 2419100600-000-01900  
 Range: 24  
 Township: 19  
 Section: 10  
 Use code: 02  
 Total acres: 0.000

Certificate #706

This parcel has an issued certificate for 2017.

Advertised number: 855  
 Face amount: \$613.99  
 Issued date: 06/01/2018  
 Expiration date: 06/01/2025  
 Buyer: Bidder number 5362573  
 JAMES B BRINKLEY  
 2746 COUNTRY CLUB BLVD  
 ORANGE PARK, FL 32073



Photo #1 C-1(a)  
CE18-0043  
19 Grizzard St  
Street view of  
Overgrowth, Fence



C-1



Photo # 2      C- 106)  
CE18-0043  
19 Grizzard St  
Overgrowth





Photo #1 C-2(a)  
CE18-0043  
19 Grizzard St.  
Junk & Garbage

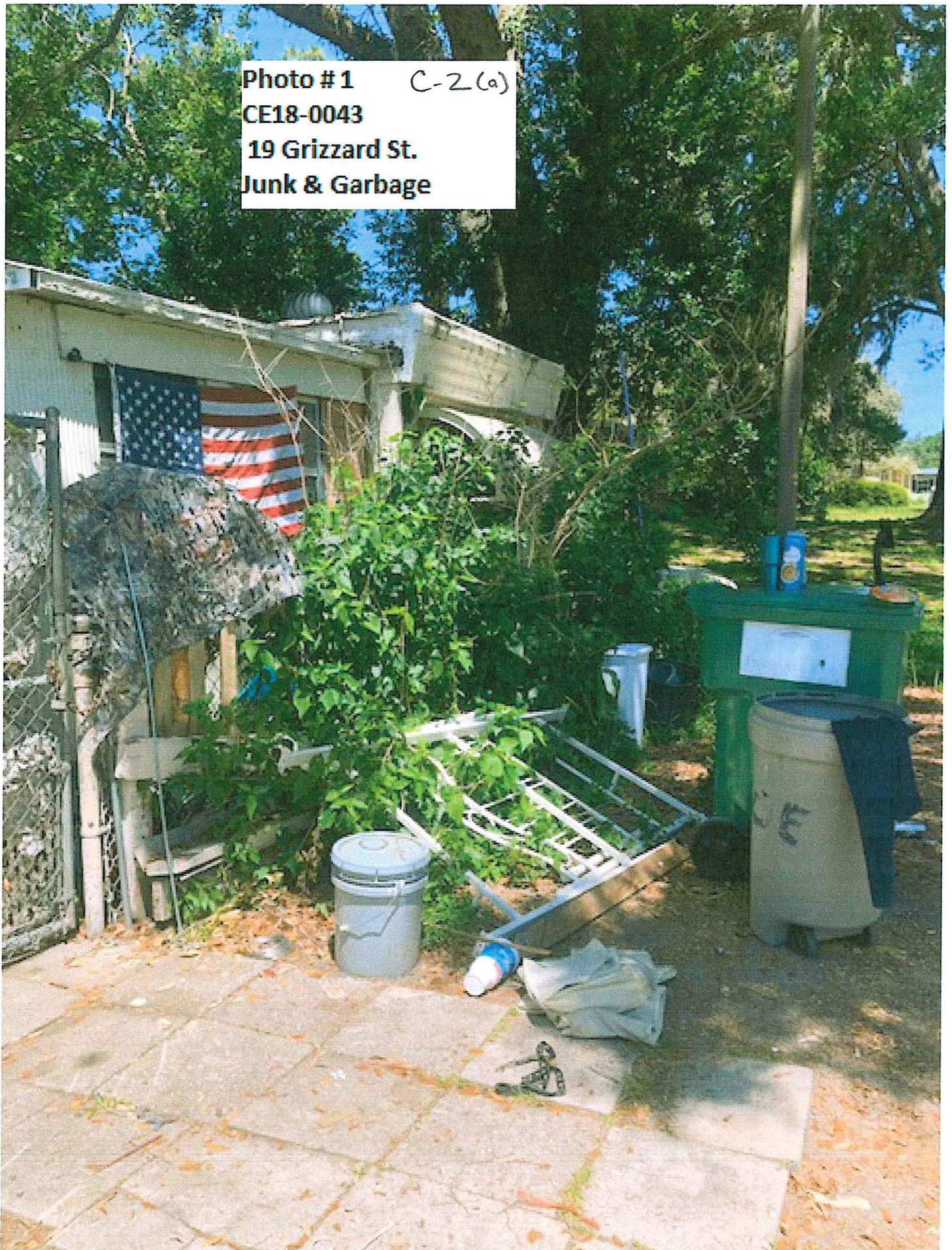




Photo # 2 C-2(b)  
CE18-0043  
19 Grizzard St  
Junk in yard



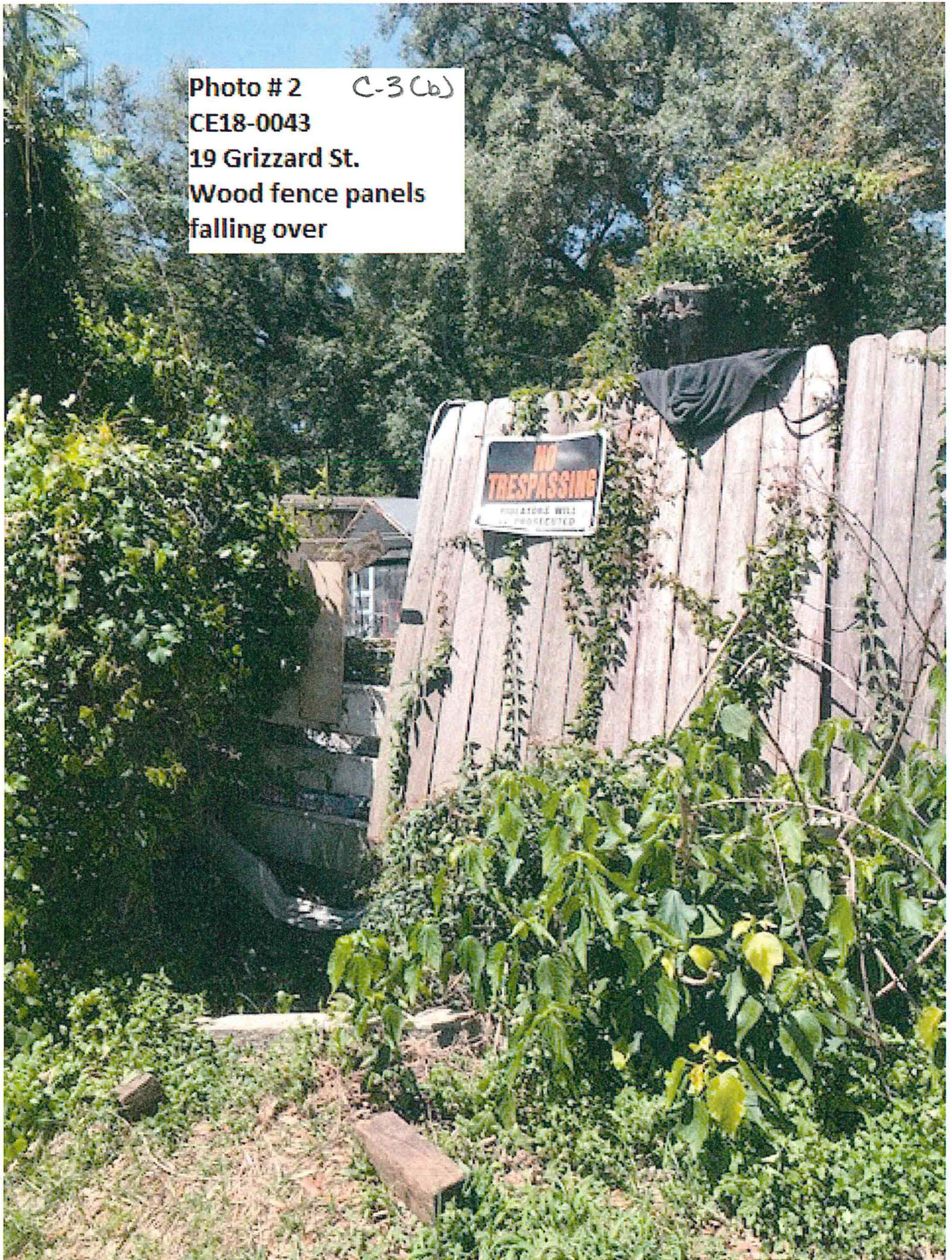


Photo #1 C-3 (a)  
CE18-0043  
19 Grizzard St.  
Fence wood falling





Photo # 2 C-3 (b)  
CE18-0043  
19 Grizzard St.  
Wood fence panels  
falling over







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

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

**NOTICE OF VIOLATION**

April 18, 2018

Mr. Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-060000001900  
Alternate Key: 1434416

Dear Mr. Casteel:

On April 16, 2018 your property more particularly described above was observed to be in violation of:

**Violation # 1- City of Fruitland Park Ordinance - 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.

*To Resolve: The accumulation of household debris/furniture and appliances in the yard should be cleared from the property.*

**Violation #2: 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: The overgrowth of vines, weeds and bushes need to be trimmed and maintained.*

**Violation #3: City of Fruitland Park Ordinance - PROPERTY MAINTENANCE CODE CHAPTER 3. – GENERAL REQUIREMENTS, SECTION 302 - EXTERIOR PROPERTY AREAS**

**302.7 Accessory structures.** All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

*To Resolve: The wood/Chain link fence on the roadside should be replaced or repaired. It does not appear to be structurally sound and is causing blight in the neighborhood.*

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than **05/04/2018**. You are required to: *Dispose of the household debris/junk from the property properly. The vines, weeds and bushes need to be trimmed and maintained. Also, the fencing along the front of the property needs to be repaired or replaced and made structurally sound.*

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



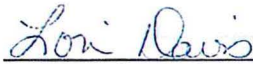
City of Fruitland Park  
Memo: Page 3

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**.

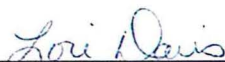
Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,



\_\_\_\_\_  
Lori Davis, Code Enforcement Officer  
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this **18th** day of **April, 2018** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **Mr. Joseph Casteel Jr. (owner/s) at 19 Grizzard Street, Fruitland Park, FL 34731**. Additionally, on **April 18, 2018**, I posted the foregoing Notice of Violation on the Property and at City Hall.

  
\_\_\_\_\_  
Lori Davis, Code Enforcement Officer  
City of Fruitland Park



D-1



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

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

**NOTICE OF VIOLATION**

April 18, 2018

Mr. Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

Re: 19 Grizzard Street, Fruitland Park  
Parcel Number: 09-19-24-0000  
Alternate Key: 1434416

Dear Mr. Casteel:

On April 16, 2018 your property  
in violation of:

HELP US SERVE YOU BETTER  
TELL US ABOUT YOUR RECENT  
All sales final on stamps and postage  
Refunds for guaranteed services only  
Thank you for your business

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee \$ 3.45

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$ 1.50  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$ 1.547

Total Postage and Fees \$ 6.67

Sent To: Joseph Casteel Jr.  
Street and Apt. No., or PO Box No. 19 Grizzard St.  
City, State, ZIP+4® Fruitland Park, FL 34731

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

**CERTIFIED MAIL**



7017 0660 0000 7669 6843



7. Berckman Street  
Park, Florida 34731  
Enforcement

ENCLOSURE

FL 3388  
19 APR 18  
PM 5:11



Berckman Street  
Park, Florida 34731  
Enforcement

*Mark*

NIXIE

330 DC 1

0004/21/18

RETURN TO SENDER  
NO MAIL RECEIPTABLE



D-2

Mr. Moore, Respondent  
412 Sunny Court  
Fruitland Park, FL 34731

CASE NO.: CE2016-004

AFFIDAVIT OF COMPLIANCE

Posted City Hall 4/18/18  
1:30 PM



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

NOTICE OF VIOLATION

April 18, 2018  
Mr. Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-060000001900  
Alternate Key: 1434416

Dear Mr. Casteel:

On April 16, 2018 your property more particularly described above was observed to be in violation of:

**Violation # 1 - City of Fruitland Park Ordinance - 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 irrefutably 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 irrefutably presumed to be junk if the item is stored outside. Further, any vehicle in inoperable condition shall be irrefutably presumed to be junk. For the purposes of this chapter, inoperable condition shall mean a condition of disrepair which renders the vehicle



D-3





E

**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0043

Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**REQUEST FOR HEARING**

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-060000001900

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, Section(s): 97.03- Excessive or Untended Growth of Vegetation  
Prohibited

97.04 - Accumulation of Junk Prohibited

And violation of the International Property Maintenance Code, Section:

302.7 - Accessory Structures (Fences)

Location/address where violation exists: 19 Grizzard Street, Fruitland Park, FL 34731

Name and Address of owner of property: Joseph Casteel Jr., 19 Grizzard Street, Fruitland Park, FL 34731

Description of violation: Property has extreme overgrowth of vegetation along the easternmost portion of the property that is visible from the roadway. Also, the easternmost fence line is not structurally sound and or constructed to building code as it is comprised of numerous types of materials such as wood privacy panels, chain link and other barrier boards. The fencing is falling down and not secured. Along with these violations the property owner has accumulated junk that encompasses the whole exterior of the property. This junk often overflows onto the right of way area along the roadway. Together with the Junk, Vegetation overgrowth and the fencing, this property has and continues to adversely affect and impair the value of adjacent properties, it is a nuisance and is prohibited.

Date violation first observed: April 16, 2018



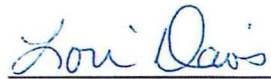
Date by which violation was to be corrected: May 5, 2018

Date of re-inspection: May 23, 2018


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 24th day of May, 2018.

  
Code Enforcement Officer  
City of Fruitland Park

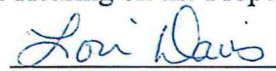
SWORN to and subscribed before me this 24th day of May, 2018.

  
\_\_\_\_\_  
City Clerk



**Certificate of Notice**

I HEREBY CERTIFY that the foregoing Request for Hearing has been furnished this 24th day of May 2018 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to Joseph Casteel Jr. (owner/s) at 19 Grizzard Street, Fruitland Park, FL 34731. Additionally, on May 24, 2018 I posted the foregoing Request for Hearing on the Property and at City Hall.

  
Code Enforcement Officer  
City of Fruitland Park



Request for Hearing E1

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®

**OFFICIAL USE**

Certified Mail Fee \$ 3.45  
 Extra Services & Fees (check box, add fees as appropriate)  
 Return Receipt (hardcopy) \$ 2.75  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$

Postage \$ .47  
 Total Postage and Fees \$ 6.67

Sent To Joseph Casteel Jr.  
 Street and Apt. No., or PO Box No. 19 Grizzard Street  
 City, State, ZIP+4® Fruitland Park FL 34731

Postmark Here  
 MAY 25 2018  
 Code  
 Entrement

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

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**REQUEST FOR HEARING**

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-060000001900

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 set forth below:

**CERTIFIED MAIL**



7017 0660 0000 7669 6867



506 W. Berckman Street  
Fruitland Park, Florida 34731



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

*Narr*

NIXIE 339 CE 1 0205/28/18

RETURN TO SENDER  
NO MAIL RECEPTACLE  
UNABLE TO FORWARD

NMR BC: 34731320099 \*0274-05933-25-

34731320099



E2

...it May Concern:

On April 6, 2018, your property more particularly described above was observed to be in violation of:

**Violation #1: City of Fruitland Park Ordinance - CHAPTER 97. - PROPERTY MAINTENANCE**

**Sec. 97.04 - Accumulation of junk prohibited**

**Posted City Hall 5/24/18 11:45 AM**

**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v. CASE NO.: CE2018-0043

Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**REQUEST FOR HEARING**

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Identification Number: 09-19-24-06000001900

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, Section(s): 97.03- Excessive or Untended Growth of Vegetation Prohibited  
97.04 - Accumulation of Junk Prohibited  
And violation of the International Property Maintenance Code, Section:  
302.7 - Accessory Structures (Fences)

Location/address where violation exists: 19 Grizzard Street, Fruitland Park, FL 34731

Name and Address of owner of property: Joseph Casteel Jr., 19 Grizzard Street, Fruitland Park, FL 34731

Description of violation: Property has extreme overgrowth of vegetation along the easternmost portion of the property that is visible from the roadway. Also, the easternmost fence line is not structurally sound and or constructed to building code as it is comprised of numerous types of materials such as wood privacy panels, chain link and other barrier boards. The fencing is falling down and not secured. Along with these violations the property owner has accumulated junk that encompasses the whole exterior of the property. This junk often overflows onto the right of way area along the roadway. Together with the Junk, Vegetation overgrowth and the fencing, this property has and continues to adversely affect and impair the value of adjacent properties, it is a nuisance and is prohibited.

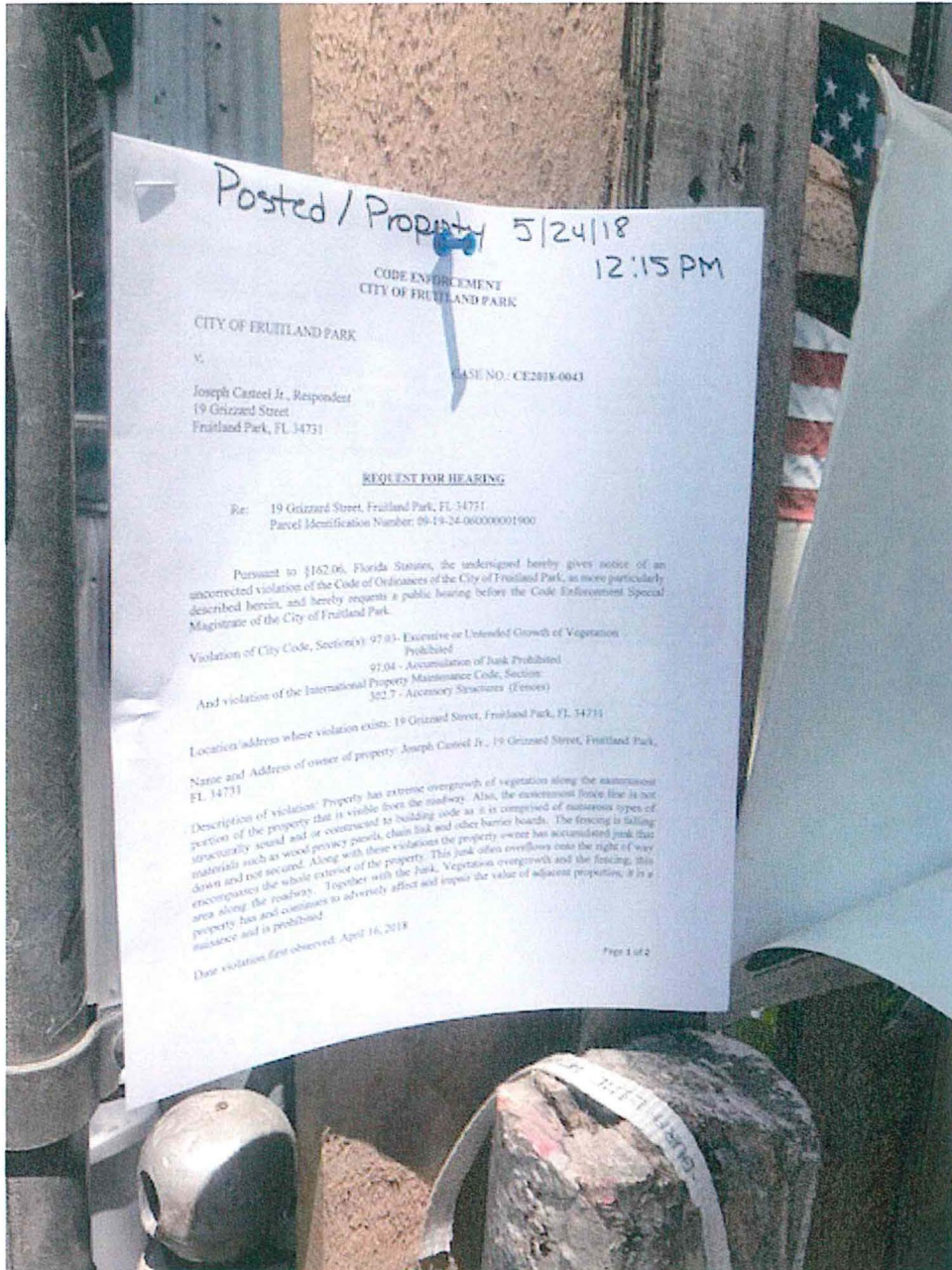
Date violation first observed: April 16, 2018

Page 1 of 2

City of Fruitland Park  
Joseph Casteel & Liters P.A. (Registered Agents)  
19th Floor



E3



Posted / Property 5/24/18  
12:15 PM

CODE ENFORCEMENT  
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0043

Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**REQUEST FOR HEARING**

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Identification Number: 99-19-24-00000001900

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, Section(s): 97.03 - Excessive or Unwanted Growth of Vegetation Prohibited  
97.04 - Accumulation of Junk Prohibited  
And violation of the International Property Maintenance Code, Section:  
302.7 - Accessory Structures (Eroofs)

Location/address where violation exists: 19 Grizzard Street, Fruitland Park, FL 34731

Name and Address of owner of property: Joseph Casteel Jr., 19 Grizzard Street, Fruitland Park, FL 34731

Description of violation: Property has extreme overgrowth of vegetation along the maintenance portion of the property that is visible from the roadway. Also, the maintenance fence line is not structurally sound and is constructed to building code as it is comprised of numerous types of materials such as wood privacy panels, chain link and other barrier boards. The fencing is falling down and not secured. Along with these violations the property owner has accumulated junk that encompasses the whole exterior of the property. This junk often overflows onto the right of way area along the roadway. Together with the Junk, Vegetation overgrowth and the fencing, it is a nuisance and is prohibited.

Date violation first observed: April 16, 2018



F

**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: **CE2018-0043**

Mr. Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**NOTICE OF HEARING**

To: Mr. Joseph Casteel Jr.

Re: 19 Grizzard Street, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-060000001900

Please take notice that on the **5th** day of **July, 2018**, 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.**

**and**

**Violation of City Ordinance(s), International Property Maintenance Code**

**Chapter 3.-General Requirements-Exterior Property Areas:**

**Section 302.7- Accessory Structures. (Fences)**

Location / Address where violation exists: 19 Grizzard Street, Fruitland Park, FL 34731.

Name and address of owner of property: Mr. Joseph Casteel Jr.(owner), 19 Grizzard Street, Fruitland Park, FL 34731.


Description of violation(s): This is a residential property that is located in a small mobile home community. The owner has not maintained the property and the vegetation and overgrowth of grass, vines and bushes are in violation. Along with the overgrowth, the exterior property fencing is falling down and in disrepair. Also, the property owner has been accumulating junk to include



in inoperable van, appliances, bicycles and various types of materials of junk. The junk accumulation has grown so large that it now is being stored along the roadside and is visible from the street.

Please govern yourself accordingly.

Dated this **13th** day of **June, 2018**.

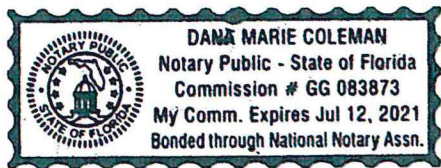
  
Code Enforcement Officer  
City of Fruitland Park

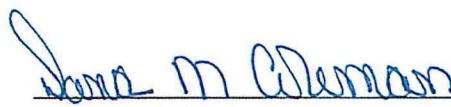
**AFFIDAVIT OF NOTICE**

I HEREBY SWEAR OR AFFIRM that the foregoing Notice of Hearing has been furnished this **13th** day of **June, 2018** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to: **Mr. Joseph Casteel Jr.(owner) at 19 Grizzard Street Fruitland Park, FL 34731**, Additionally, on **June 13th, 2018** 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 **13th** day of **June, 2018**, by **Lori Davis**, **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: DANA M COLEMAN  
My Commission Expires: 7/12/2021

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**.





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

**CODE EN  
CITY OF FR**

CITY OF FRUITLAND PARK

v.

Mr. Joseph Casteel Jr., Respondent  
19 Grizzard Street  
Fruitland Park, FL 34731

**NOTICE**

To: Mr. Joseph Casteel Jr.  
Re: 19 Grizzard Street, Fruitland Park, FL  
Parcel Number: 09-19-24-060000001

Please take notice that on the **5th** day of **July** heard, the undersigned will bring on to be violation of City of Fruitland Park Code of Commission Chambers at 506 W. Berckman

**Violation of City Ordinance(s) Chapter 97  
Section 97.03- Excessive or untended  
Section 97.04- Accumulation of junk  
and  
Violation of City Ordinance(s), International  
Chapter 3.-General Requirements-Exterior  
Section 302.7- Accessory Structures**

Location / Address where violation exists: 1  
Name and address of owner of property:  
Fruitland Park, FL 34731.

Description of violation(s): This is a residential community. The owner has not maintained grass, vines and bushes are in violation. Along with the overgrowth, the exterior property fencing is falling down and in disrepair. Also, the property owner has been accumulating junk to include

Notice of Hearing

NSN 34731323906  
BC: 34731323906  
\*0274-07363-14-35

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

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 fees as appropriate)  
 Return Receipt (hardcopy) \$ 2.75  
 Return Receipt (electronic) \$  
 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
 Adult Signature Restricted Delivery \$  
Postage \$ .47  
Total Postage and Fees \$ 6.67  
Sent To Joseph Casteel Jr.  
Street and Apt. No., or PO Box No. 19 Grizzard St  
City, State, ZIP+4® Fruitland Park FL 34731  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





June 4, 2018

**NOTICE OF VIOLATION**

Tracey R. Collins, ET AL.  
4802 NE 2nd Loop  
Ocala, FL 34470

Re: 400 W. Berkman Street, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-04001900700  
Alternate Key: 1638441  
Case Number: CE2018-0064

To Whom It May Concern:

— Posted City Hall 6/13/18 11:20AM

**CODE ENFORCEMENT  
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO. CE2018-0065

Mr. Alonso Alejandro, Respondent  
636 Palm Drive  
Ocoee, FL 34761-2012

**NOTICE OF HEARING**

To: Mr. Alonso Alejandro

Re: 114 S. Iona Avenue, Fruitland Park, FL 34731  
Parcel Number: 09-19-24-04002200600

Please take notice that on the 5th day of July, 2018, 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. Berkman 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.

and  
Violation of City Ordinance(s), International Property Maintenance Code  
Section 108-Unsafe Structures and Equipment:  
Section 108.1.1- Unsafe Structures (Shed)

Location / Address where violation exists: 114 S. Iona Avenue, Fruitland Park, FL 34731.  
Name and address of owner of property: Mr. Alonso Alejandro (owner), 636 Palm Drive, Ocoee, FL 34761-2012.

Description of violation(s): The exterior of the residential property has extreme overgrowth of grass, weeds and other vegetation. Also, accumulating on the exterior of the property is junk to include two unlicensed/inoperable vehicles, household furniture and tires. Located in the rear yard area is the remnants of a fire damaged shed/structure that is unsafe as a collapse is possible. The property continues to be in violation of property maintenance codes. These violations endanger



