

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

March 7, 2019

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

9:00 A.M.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

July 5, 2018

3. ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES

4. ATTORNEY PRESENTATIONS -HEARINGS

a) AFFIDAVIT OF NON-COMPLIANCE

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)

b) HEARING – NOTICE OF VIOLATION

CE2018-0163

Property Address: 201 Palm Street, Fruitland Park, FL 34731

Property Owner: L & S Developers Inc., C/O Aaron Lamire

Violation: City of Fruitland Park's Land Development Regulations-Chapter

161, Section 161.040 – Permits Required

Florida Building Code, Chapter 1, Section 105.1-Permits Required

Grace Period for compliance expired: January 21, 2019

5. REQUEST FOR HEARINGS – NONE

6. OLD BUSINESS -

**a) AFFIDAVIT OF COMPLIANCE – RELEASE OF PROPERTY AND
ACKNOWLEDGMENT OF COMPLIANCE**

CE2018-0005

Property Address: 114 S. Iona Avenue, Fruitland Park, FL 347

Property Owner: Alonso Alejandro

7. NEW BUSINESS -

8. 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.

9. OTHER BUSINESS

10. 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
HEARING MINUTES**

July 5, 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 9:03 a.m.

2. APPROVAL OF MINUTES

Special Magistrate Hunt announced June 6, 2018 Code Enforcement – Special Magistrate Meeting Minutes have been reviewed and approved.

3. ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES

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

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

First case tabled at this time as the property owner for second case is present and requested to be heard first so he could leave for work.

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

Special Magistrate Hunt introduced CE2018-0005. Lori Davis, Code Enforcement stated the City received a complaint regarding referenced property on the date of February 15, 2018. The property was inspected and ownership records were viewed showing Mr. Alejandro as having ownership of the property. Copies of proof of ownership as well as the complaint form from the investigation have been provided for this hearing. Upon inspection of the property there were junk appliances lying in the yard as well as several piles of lawn debris and it was determined that the property was in violation.

The City proceeded with the case and the property owner was notified of the complaint regarding the junk, overgrowth, as well as an unsafe structure that resided on the property. There has been constant communication with the property owner Mr. Alejandro via email and telephone conversations. During this time the City worked with Mr. Alejandro regarding the cleanup and on two separate occasions the property tenants would clean up some of the property but by the time they left the property was in greater disarray than the time of the initial violation.

Ms. Davis presented pictures of the property detailing the code violations. The property abuts Fruitland Park City Pool and is on a corner lot which is visible to neighbors as well as the general public. One of the pictures is the view from Fruitland Park City Pool which shows the remains of a dilapidated shed which was partially dismantled. The owner blocked off this part of the property for safety reasons. The property owner was noticed of the violation in February and was noticed again as some work had been done on the property and the City was trying to work with him.

The Property Owner was initially sent notice in February and was sent notice again after cleanup was started. The deadline for the second notice was May 4, 2018 as seen on Exhibit D. The City is in possession of all certified mail certificates as well as copies of all postings. Upon re-inspection of the property on May 23, 2018 it was determined that the property was still in violation which resulted in a request for hearing. The request for hearing was granted on May 24, 2018. The property owner was given notice of the violation and is in attendance at this time.

Special Magistrate Hunt introduced property owner Alonso Alejandro. Mr. Alejandro stated he intends to clean the area up and he lives an hour and a half away from the property. He is facing a hardship as both of his vehicles are broken down at this time. Mr. Alejandro acknowledged that the property is in violation requested more time to finish the cleanup. Special Magistrate Hunt questioned the amount of time requested. Mr. Alejandro stated the recent tenants accumulated and left behind more garbage. Mr. Alejandro stated he has made an effort by dismantling the

shed and removing two junk vehicles. Mr. Alejandro requested a couple months' time to finish clean-up. Mr. Alejandro stated he would get the grass mowed and he would order a dumpster for the accumulation of junk. Special Magistrate Hunt requested a justification for more time from the property owner Alonso Alejandro. Mr. Alejandro stated he made an effort by attending the meeting today and dismantling the shed. Mr. Alejandro stated previous tenants have now vacated the premises so he is able to get into the residence for clean-up as he was unable to complete while the tenants were residing in the residence.

Special Magistrate Hunt inquired if other witnesses were in attendance to testify on this matter in which there were none. Special Magistrate Hunt stated Mr. Alejandro was found in violation of the three code sections cited in the notice of violation. Special Magistrate Hunt accepted the code packet as submitted by the City as evidence. Special Magistrate stated the request for more time was granted in the amount of 30 days before a fine would be assessed for the violation. Special Magistrate inquired about the fine amount that the City is requesting. Lori Davis stated the City is requesting a fine in the amount of \$50.00 per day after the 30 day period if the property was still found in violation. Special Magistrate Hunt ruled that a fine of \$50.00 per day would be imposed on the property if the violations have not been rectified. Special Magistrate Hunt inquired with the City about the costs incurred to date in regards to this case. Ms. Davis stated the costs incurred by the City to date is \$54.32. Special Magistrate Hunt ruled that if the fine is imposed it would result in a lien on the property and another case hearing. Special Magistrate stated if the issues are corrected the City may dismiss the case.

Resume Hearing CE2018-0043

Special Magistrate Hunt announced case CE2018-0043. There are no witnesses for this case in attendance to testify at this hearing. Ms. Davis proceeded with the hearing. Ms. Davis stated the City received a complaint regarding the property at 19 Grizzard Street, Fruitland Park, FL. The property owner is Mr. Joseph Casteel, Jr. who the City was able to identify through property records with the Lake County Property Appraiser and the Property Tax Clerk in which the supporting documents are included in the hearing packet.

Ms. Davis completed a property inspection at 19 Grizzard Street on February 18, 2018 and found the property in violation of excessive vegetation, accumulation of junk and in violation of property maintenance code section 302.7. Ms. Davis presented pictures of the property documenting the violations. Ms. Davis stated the accumulation of junk has increased since initial violation. Regarding chapter 302.7 the fence is constructed of chain-link, wire, and old paneling and is dilapidated. The owner was personally noticed and the property continues to be in violation. All mail regarding notices is not being accepted but is returned to the City and the postings have been taken off of the fence. Special Magistrate Hunt inquired what the City is seeking as far as enforcement and fines. Ms.

Davis responded that the City would like to see the property cleaned up and the fence repaired. If the property is not brought into compliance the City is seeking that a \$50.00 fine per day is imposed. Special Magistrate Hunt inquired of present cost to City regarding this property. Ms. Davis responded currently \$54.32. Special Magistrate Hunt ruled the property will be assessed a \$50.00 per day fine to commence within 30 days of the date of today's hearing given the cost \$54.32. Special Magistrate Hunt found the property in violation of all three violations as set forth in the petition. Special Magistrate Hunt closed the case as there were no further comments from Ms. Davis.

5. **REQUEST FOR HEARINGS:** None
6. **OLD AND NEW BUSINESS:** None
7. **PUBLIC COMMENTS:** None
8. **OTHER BUSINESS:** None
9. **ADJOURNMENT:** Meeting adjourned at 9:24 AM.



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

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

CODE ENFORCEMENT COMPLAINT

DATE: 5/1/18 TIME: 2:00 PM COMPLAINT#: CE18-0163

ADDRESS: 201 Palm St.

ISSUE:

Building w/o Permits.
Roof and other construction

SPECIAL NOTES:

* 5/1/18 Appears as if metal roof being installed.
* " " "Stop Work Notice" left on front gate due to no one present.

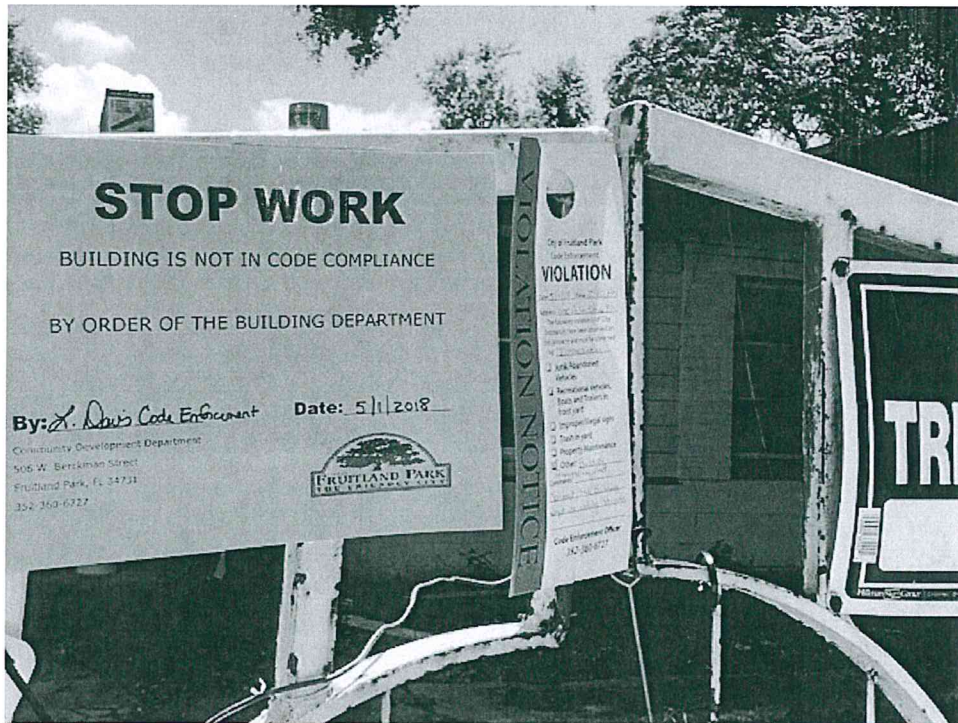
CITY USE ONLY:

L. Davis
NAME:

Code Enforcement
DEPARTMENT:

5/4/18 Spoke w/ Mr. Aaron Lamire (owner) on the phone -
Advised he will come get permits.
(Phone # 352-267-8740)

5/11/18 Observed & made contact w/ worker installing
windows & a door (Enclosed porch area)
Also he advised he was redoing the bathroom.
He was advised to cease work as still no
Permits issued.



STOP WORK

BUILDING IS NOT IN CODE COMPLIANCE

BY ORDER OF THE BUILDING DEPARTMENT

By: *X. Davis* Code Enforcement

Date: 5/1/2018

Community Development Department
506 W. Berkman Street
Fruitland Park, FL 34731
352-360-6727



VIOLATION

City of Fruitland Park
Code Enforcement
VIOLATION NOTICE
The following violation(s) was/were observed on the property and must be corrected within the time frame specified below:
1. Unsafe Structure
2. Unsafe Electrical
3. Unsafe Stairs
4. Unsafe Decking
5. Unsafe Fencing
6. Unsafe Pool
7. Unsafe Signage
8. Unsafe Trenching
9. Unsafe Excavation
10. Other: _____
Code Enforcement Officer
352-360-6727

TR

CE18-0063

Select Language | ▾

PROPERTY RECORD CARD

General Information

| | | | |
|--|--|--------------------------------------|--|
| Owner Name: | L & S DEVELOPERS INC | Alternate Key: | 1640130 |
| Mailing Address: | 1372 SPRINGLAKE RD FRUITLAND PARK, FL 34731 Update Mailing Address | Parcel Number: | 09-19-24-120000E00101 |
| | | Millage Group and City: | 00F2 (FRUITLAND PARK) |
| | | Total Certified Millage Rate: | 17.8504 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 201 PALM ST FRUITLAND PARK FL 34731 Update Property Location | Property Name: | -- Submit Property Name |
| | | School Locator: | School and Bus Map |
| Property Description: | FRUITLAND PARK 1ST ADD DREAM LAKE BEG 33 FT W OF NE COR LOT 1, RUN S 91.4 FT TO POINT ON LOT 18, 22.9 FT E'LY FROM SW COR, RUN NW'LY 22.9 FT TO SW COR LOT 18, SW'LY & NW'LY ALONG LOT 1 TO NW COR LOT 1, E TO POB, LOT 2 BLK E PB 3 PG 13 ORB 5042 PG 613 | | |
| <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) | 70 | 123 | | 70 | FF | \$0.00 | \$7,728.00 |
| 2 | SINGLE FAMILY (0100) | 66 | 160 | | 66 | FF | \$0.00 | \$8,078.00 |
| 3 | VACANT RESIDENTIAL (0000) | 64 | 109 | | 64 | FF | \$0.00 | \$6,758.00 |

Residential Building(s)

Building 001

| | | | |
|---|-------------------------|-----------------------------|---------------------|
| Residential | Single Family | Building Value: \$43,786.00 | |
| Summary | | | |
| Year Built: 1960 | Total Living Area: 1215 | Central A/C: No | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 0 |
| <i>Incorrect Bedroom, Bath, or other information?</i> | | | |
| Section(s) | | | |









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

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

November 26, 2018

Complaint Number: **CE2018-0163**
Parcel Number: **09-19-24-1200-00E-00101**

L & S Developers Inc.
1327 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, 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 has been observed over the last few weeks.

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:

- 1. Expired Building Permit for an A/C changeout. (Expired 11/20/18)**
- 2. Parking commercial vehicle(s) on the property which is zoned residential. This zoning does not allow the parking of commercial vehicles.**
- 3. Storing commercial debris in trailers on residential property.**
- 4. Storing junk, inoperable vehicles and trailers on residential property without current registrations and or license tags.**
- 5. Storing visible household junk items in open carport.**
- 6. Overgrown landscaping, grass, vines etc.**

To Remedy:

- 1. A/C Permit must be reapplied for.**
- 2 & 3. All Commercial vehicles and equipment must be removed from the property.**
- 4. All vehicles must be operable and have current tags.**
- 5. All visible junk must be cleared from the property.**
- 6. The grass must be mowed, the vines and other vegetation must be trimmed and maintained to include the fence line.**

The cited violation(s) should be remedied by **12/07/2018**. 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

December 19, 2018

L & S Developers Inc.
1327 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: **201 Palm Street, Fruitland Park, FL 34731**
Parcel Number: 09-19-24-1200-00E-00101
Alternate Key: 1640130
Case Number: CE2018-0163

To Whom It May Concern:

On **November 26, 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 unlicensed and inoperable motor vehicles and trailers parked on the property cannot be stored in this condition. The vehicles and trailers should be removed and or made compliant.

Violation #2: City of Fruitland Park Ordinance – CHAPTER 1. - Florida Building Code

Sec. 105 – PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

To Resolve: A Building Permit must be obtained for any alterations to the residence. A Building Permit was applied for on 5/18/18 and has not been approved due to inactions from the applicant. Currently any alterations and or repairs are in violation due to no Building Permit being issued.

This Notice of Violation is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than 01/04/19. You are required to: The inoperable vehicles and trailers need to be removed or made operable and licensed. Also, a Building Permit must be obtained for construction on the residence structure.

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.

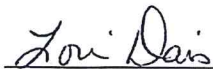
City of Fruitland Park

Memo: Page 3

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**.

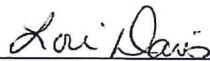
Should you have any questions, please contact Code Enforcement at **352-360-6727**. Thank you for your anticipated cooperation.

Sincerely,



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

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this **19th** day of **December, 2018** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **L & S Developers Inc. (owner/s) at 201 Palm Street, Fruitland Park, FL 34731**. Additionally, on **December 19th, 2018** I posted the foregoing Notice of Violation on the Property and at City Hall.



Lori Davis
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

NOTICE OF VIOLATION

December 19, 2018

L & S Developers Inc.
 1327 Spring Lake Road
 Fruitland Park, FL 34731

Aaron Lamire
 201 Palm Street
 Fruitland Park, FL 34731

Re: **201 Palm Street, Fruitland Park**
Parcel Number: 09-19-24
Alternate Key: 1640130
Case Number: CE2018-0

To Whom It May Concern:

On November 26, 2018, your property was found to be in violation of:

Violation #1: City of Fruitland Park MAINTENANCE

Sec. 97.04. - Accumulation of junk

Except as otherwise provided in this chapter, it is unlawful to accumulate, store, or allow to be accumulated, on any property, regardless of the property's zoning classification, any junk, debris, or other material located within the city, regardless of the quantity, which is a nuisance to the public's health, safety, and welfare, and is prohibited.

(Ord. 90-019, passed 7-26-90)
 Junk. Scrap metal, or any dismantled, partially assembled, machinery, appliance, equipment, vehicle, or other item, to be registered and licensed in order to be used on a public highway does not have a current certificate of registration and is presumed to be junk. Any item of tangible

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OFFICIAL USE

345
 \$ 3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ 2.15
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$.50
 Total Postage and Fees \$ 6.70

Postmark: DEC 19 2018
 Code: Enforcement

Sent To: L & S Developers Inc.
 Street and Apt. No., or PO Box No.: 1327 Spring Lake Rd
 City, State, ZIP+4®: Fruitland Park FL 34731

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

COMPLETE THIS SECTION ON DELIVERY

Agent
 Addressee
 Date of Delivery

Item 1? Yes No
 below:

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Restricted Delivery
 Domestic Return Receipt

COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse

7017 0660 0000 7669 7475 100 7669 6973

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

Re: 26 Grizzard Street, Fruitland Park, FL 34731
Parcel # 10-19-24-06000002500
Alternate Key: 1434441
Case Number: CE2018-0096



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

Posted City Hall 12/19/18 9:20A

NOTICE OF VIOLATION

December 19, 2018

L. & S Developers Inc.
1327 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Number: 09-19-24-1200-00E-00101
Alternate Key: 1640130
Case Number: CE2018-0163

To Whom It May Concern:

On November 26, 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.

Posted 12/19/18 10:55 AM



Community Development Department
500 W. Berkman St.
Fruitland Park, FL 34731
Tel: (352) 360-6727
Fax: (352) 360-6692

NOTICE OF VIOLATION

December 19, 2018

L & S Developers, Inc.
1927 Spring Lake Road
Fruitland Park, FL 34731

Acorn Hamlet
301 Palm Street
Fruitland Park, FL 34731

Re: 301 Palm Street, Fruitland Park, FL 34731
Parcel Number: 09-19-24-1100-006-00101
Alternate Key: 1649120
Case Number: CE2018-0163

To Whom It May Concern: This violation was observed on November 16, 2018, at the property described above. On November 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 private property located within the city 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 health, safety, and welfare, adversely affects the value and enjoyment of adjacent property, and is prohibited.

(Ord. 96-19, 19-01-01-01)
This ordinance shall apply to any person who accumulates, causes to be accumulated, or allows to be accumulated, any junk upon any private property located within the city, regardless of the property's zoning classification or use, endangers the public health, safety, and welfare, adversely affects the value and enjoyment of adjacent property, and is prohibited. Any item of tangible personal property...



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

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

2nd
NOTICE OF VIOLATION

January 10, 2019

L & S Developers Inc.
1372 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Number: 04-19-24-1500-00002500
Alternate Key: 1640555
Case Number: CE2018-0178

To Whom It May Concern:

On **December 21, 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 unlicensed and inoperable motor vehicles and trailers parked on the property cannot be stored in this condition. The vehicles and or trailers should be removed and or made compliant.

Violation #2: City of Fruitland Park Ordinance – CHAPTER 1. – Florida Building Code

Sec. 105 - PERMITS

105.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

To Resolve: A Building Permit must be obtained for any alterations to the residence. A Building Permit was applied for on 5/ 18/18 and has not been approved due to inactions from the applicant. Currently any alterations and or repairs are in violation due to no Building Permit being issued.

This 2nd **Notice of Violation** is being provided to you in accordance with §162.06, Florida Statutes. Please correct the violation no later than 1/21/19. You are required to: The inoperable vehicles and trailers containing junk need to be removed or made operable and licensed and the junk removed. Also, a building permit is required for any alterations to the structure on the property.

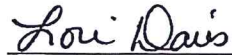
If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction, the case may be presented to the City of Fruitland Park Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. The Code 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**.

City of Fruitland Park
Memo: Page 3

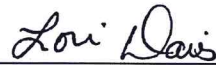
Should you have any questions, please contact Code Enforcement at **352-360-6727**.
Thank you for your anticipated cooperation.

Sincerely,



Lori Davis, Code Enforcement Officer
City of Fruitland Park

I HEREBY CERTIFY that the foregoing Notice of Violation has been furnished this **10th** day of **January, 2019** via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to **L & S Developers Inc. (owner/s) at 201 Palm Street, Fruitland Park, FL 34731**. Additionally, on **January 10, 2019** I posted the foregoing Notice of Violation on the Property and at City Hall.



Lori Davis, Code Enforcement Officer
City of Fruitland Park



Community Deve
506 W. Berckma
Fruitland Park Fl

2nd
NOTICE OF VIOLA

January 10, 2019

L & S Developers Inc.
1372 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park
Parcel Number: 04-19-24-1500-
Alternate Key: 1640555
Case Number: CE2018-0163

To Whom It May Concern:

On December 21, 2018, your property
to be in violation of:

**Violation #1: City of Fruitland Park Ordinance
MAINTENANCE**

Sec. 97.04. - Accumulation of junk

Except as otherwise provided in this chapter, no junk shall be
accumulated, or allow junk to be accumulated on any property
regardless of the property's zoning classification, unless the junk
located within the city, regardless of the property's zoning
classification, is a nuisance, and is prohibited.

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

Junk. Scrap metal, or any dismantled, partially
machinery, appliance, equipment, vehicle, or boat
to be registered and licensed in order to be operated

U.S. Postal Service™
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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 \$ **.50**
Total Postage and Fees \$ **6.70**

Sent To
Street and Apt. No., or PO Box No.
Aaron Lamire
201 Palm Street
City, State, ZIP+4®
Fruitland Park, FL 34731

PS Form 3800, April 2015 PSN 7530-02-000-9047
\$ **6.70**

Sent To
Street and Apt. No., or PO Box No.
L&S Developers
1372 Spring Lake Rd
City, State, ZIP+4®
Fruitland Park, FL 34731

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:
3. Service Type
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Return Receipt for Merchandise
 Collect on Delivery
 Signature Confirmation™
 Signature Confirmation Restricted Delivery
 Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

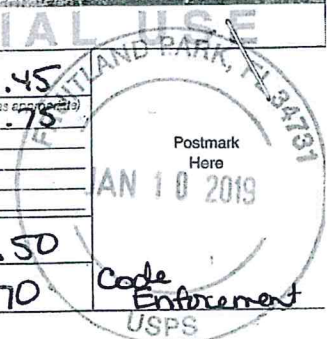
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
L&S Developers
1372 Spring Lake Rd
Fruitland Park, FL 34731



9590 9402 3719 7335 4710 31

2. Article Number (Transfer from service label)
7017 0660 0000 7669 7468
PS Form 3811, July 2015 PSN 7560-02-000-9053



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. HOLD AT DOTTED LINE

and Park, FL 34731
Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Number: 09-19-24-1200-00E-00101
Alternate Key: 1640130
Case Number: CE2018-0163

Posted City Hall
1/10/19 10:40 AM



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

2nd
NOTICE OF VIOLATION

January 10, 2019

L & S Developers Inc.
1372 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Number: 04-19-24-1500-00002500
Alternate Key: 1640555
Case Number: CE2018-0178

To Whom It May Concern:

On December 21, 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



**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0163

L & S Developers Inc. C/O Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731

REQUEST FOR HEARING

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification #: 09-19-24-1200-00E-00101

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 of Fruitland Park's Land Development Regulations-Chapter 161, Section 161.040 Permits Required and Florida Building Code, Chapter 1, Section 105.1 – Permits Required.

Location/address where violation exists: 201 Palm Street, Fruitland Park, FL 34731

Name and Address of owner of property: L & S Developers Inc. C/O Aaron Lamire, 201 Palm Street, Fruitland Park, FL 34731

Description of violation: Owner making alterations and repairs to structure without obtaining required building permits.

Date violation first observed: May 1, 2018

Date by which violation was to be corrected: January 21, 2019

Date of re-inspection: January 31, 2019

Results of re-inspection: Owner has not obtained required building permits.

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 4th day of February, 2019.

Louie Davis
Code Enforcement Officer
City of Fruitland Park

SWORN to and subscribed before me this 4 day of February, 2019.



City Clerk

Certificate of Notice

I HEREBY CERTIFY that the foregoing Request for Hearing has been furnished this 4th day of February, 2019 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to L & S Developers, C/O Aaron Lamire (owner/s) at 201 Palm Street, Fruitland Park, FL 34731. Additionally, on February 4th, 2019 I posted the foregoing Request for Hearing on the Property and at City Hall.

Louie Davis
Code Enforcement Officer
City of Fruitland Park

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0163

L & S Developers Inc. C/O Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731

REQUEST FOR HEARING

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification #: 09-19-24-1200-00E-00101

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 of Fruitland Park's Land Development Regulations-Chapter 161, Section 161.040 Permits Required and Florida Building Code, Chapter 1, Section 105.1 – Permits Required.

Location/address where violation exists: 201 Palm Street, Fr

Name and Address of owner of property: L & S Developers
Palm Street, Fruitland Park, FL 34731

Description of violation: Owner making alterations and re
required building permits.

Date violation first observed: May 1, 2018

Date by which violation was to be corrected: January 21, 20

Date of re-inspection: January 31, 2019

Results of re-inspection: Owner has not obtained required b

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.

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OFFICIAL USE

| | | |
|--|--------------------------|------|
| 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 | \$ | 50 |
| Total Postage and Fees | \$ | 6.70 |
| Sent To | L & S C/O Aaron Lamire | |
| Street and Apt. No., or PO Box No. | 201 Palm Street | |
| City, State, ZIP+4® | Fruitland Park, FL 34731 | |

Postmark Here
FEB 5 2019
Code Enforcement

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

January 10, 2019

L & S Developers Inc.
1372 Spring Lake Road
Fruitland Park, FL 34731

Aaron Lamire
201 Palm Street
Fruitland Park, FL 34731

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Number: 04-19-24-1500-00002500
Alternate Key: 1640555
Case Number: CE2018-0178

Posted City Hall 2/4/19 Post
11:12 AM

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO. CE2018-0163

v.

L & S Developers Inc. C/O Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731

REQUEST FOR HEARING

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification #: 04-19-24-1500-00E-00101

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 Florida Building Code, Chapter 1, Section 105.1 - Permits Required.

Location/address where violation exists: 201 Palm Street, Fruitland Park, FL 34731

Name and Address of owner of property: L & S Developers Inc. C/O Aaron Lamire, 201 Palm Street, Fruitland Park, FL 34731

Description of violation: Owner making alterations and repairs to structure without obtaining required building permits.

Date violation first observed: May 1, 2018

Date by which violation was to be corrected: January 21, 2019

Date of re-inspection: January 31, 2019

Results of re-inspection: Owner has not obtained required building permits.

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.



CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0163

L & S Developers Inc. C/O Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731

NOTICE OF HEARING

To: L & S Developers Inc., C/O Aaron Lamire

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification Number: 09-19-24-1200-00E-00101

Please take notice that on the 7th day of March, 2019 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:

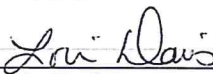
City of Fruitland Park's Land Development Regulations-Chapter 161, Section 161.040 - Permits Required

and

Florida Building Code, Chapter 1, Section 105.1 – Permits Required.

Please govern yourself accordingly.

Dated this 18 day of February, 2019.



Code Enforcement Officer
City of Fruitland Park

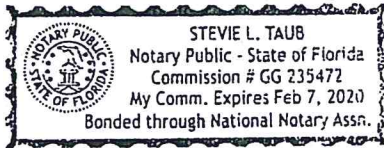
AFFIDAVIT OF NOTICE

I HEREBY SWEAR OR AFFIRM that the foregoing Notice of Hearing has been furnished this 18th day of February, 2019 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to L & S Developers, Inc., C/O Aaron Lamire (owner/s) at 1372 Spring Lake Rd., Fruitland Park, FL 34731 and 201 Palm Street, Fruitland Park, FL 34731. Additionally, on

February 18, 2019 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 18 day of February, 2019,
by Lori Davis, Code Enforcement Officer of the City of Fruitland Park,
who is personally known to me and who did take an oath.



Stevie L. Taub
Notary Public
Print Name: Stevie L. Taub
My Commission Expires: 2/7/2020

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 352-360-6790.

**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK

v.

CASE NO.: CE2018-0163

**L & S Developers Inc. C/O Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731**

NOTICE OF HEARING

To: L & S Developers Inc., C/O Aaron Lamire

**Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification Number: 09-19-24-1200-001**

Please take notice that on the **7th** day of **March, 2019** as may be heard, the undersigned will bring on to be Magistrate the violation of:

City of Fruitland Park's Land Development Regulation: Permits Required

and Florida Building Code, Chapter 1, Section 105.1 – Perm

Please govern yourself accordingly.

Dated this 18 day of February, 2019

| | |
|---|--------------------------|
| 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) | |
| <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 | \$.50 |
| Total Postage and Fees | \$ 6.70 |
| Sent To | L & S Developers Inc |
| Street and Apt. No., or PO Box No. | 1512 Spring Lake Road |
| City, State, ZIP+4® | Fruitland Park, FL 34731 |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

| | |
|---|------------------------------------|
| 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) | |
| <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 | \$.50 |
| Total Postage and Fees | \$ 6.70 |
| Sent To | L & S Developers/ C/O Aaron Lamire |
| Street and Apt. No., or PO Box No. | 201 Palm Street |
| City, State, ZIP+4® | Fruitland Park, FL 34731 |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

AFFIDAVIT OF NC

I HEREBY SWEAR OR AFFIRM that the foregoing is true and correct. I have read this 18th day of February, 2019 via Certified U. S. Mail to L & S Developers, Inc., C/O Aaron Lamire, Fruitland Park, FL 34731 and 201 Palm Street, Fruitland Park, FL 34731.

TE07 6992 7669 0000 0990 2707
Coc
City

Posted City Hall
2/18/19 1:35 P.M.

Post

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO.: CE2018-0163

L & S Developers Inc, CO Aaron Lamire, Respondent
201 Palm Street
Fruitland Park, FL 34731

NOTICE OF HEARING

To: L & S Developers Inc., CO Aaron Lamire

Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification Number: 09-13-24-1200-00E-00101

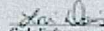
Please take notice that on the 7th day of March, 2019 at 9:00 A.M. or at noon thereafter
as may be heard, the undersigned will bring on to be heard before the Code Enforcement
Magistrate the violation of

City of Fruitland Park's Land Development Regulations-Chapter 143, Section 141.040 -
Permit Required

and
Florida Building Code, Chapter 4, Section 405.1 - Permit Required.

Please govern yourself accordingly.

Dated this 18 day of February, 2019.


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 18th day of February, 2019 via Certified U. S. Mail Return Receipt Requested, and Regular
U.S. Mail to L & S Developers, Inc., CO Aaron Lamire (owner/s) at 1372 Spring Lake Rd.,
Fruitland Park, FL 34731 and 201 Palm Street, Fruitland Park, FL 34731. Additionally, on

Page 1 of 2

CITY OF FRUITLAND PARK
JOB POSTING

Posted / Property
2/18/19

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO. - C2018410

L. & S. Developers Inc. CO Aaron Lamine, Respondent
201 Palm Street
Fruitland Park, FL 34731

NOTICE OF HEARING

To: L. & S. Developers Inc., CO Aaron Lamine
Re: 201 Palm Street, Fruitland Park, FL 34731
Parcel Identification Number: 89-19-24-1200-001-0010

Please take notice that on the 7th day of March, 2019 at 8:00 A.M. or at such 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's Land Development Regulations Chapter 141, Section 141.04 - Permits Required
and
Florida Building Code, Chapter 1, Section 105.1 - Fees as Required

Please govern yourself accordingly

Dated this 17th day of February, 2019
[Signature]
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 18th day of February, 2019 via Certified U.S. Mail Return Receipt Requested, and copies U.S. Mail to L. & S. Developers, Inc., CO Aaron Lamine (owners) at 1712 Spring Lake Rd, Fruitland Park, FL 34731 and 201 Palm Street, Fruitland Park, FL 34731. Additionally, in
Page 1 of 2



Record and Return to:
City of Fruitland Park
506 West Berckman Street
Fruitland Park, FL 34731

**BEFORE THE SPECIAL MAGISTRATE
CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

City of Fruitland Park,

Petitioner,

v

CASE NUMBER: CE2018-0043

Joseph Casteel Jr.,

Respondent,

_____ /

ORDER OF ENFORCEMENT

This cause came on for hearing on the 5th day of July, 2018, before the Special Magistrate of the City of Fruitland Park, Florida upon the petition of the City of Fruitland Park Code Enforcement Department, and the Special Magistrate having heard the testimony of the respective parties present and the evidence presented, the following Findings of Fact and Conclusions of Law are made:

FINDINGS OF FACT

1. That Respondent, Joseph Casteel Jr., 19 Grizzard Street, Fruitland Park, FL 34731, was properly served with notice of these proceedings at least ten (10) days prior to the hearing herein.
2. The violation which is the subject of this proceeding occurred on real property located in the City of Fruitland Park, Lake County, Florida, Described as 19 Grizzard Street, Fruitland Park, FL 34731, Lot 19, Vagabond Villas, according to the plat thereof recorded in Plat Book 17, Page 29, of the Public Records of Lake County, Florida, together with New Moon Mobile Home ID# 313821, and other improvements pertinent thereto. Parcel Number 10-19-24-060000001900 (the "Property").
3. Since on or before April 16, 2018, the Property has been in violation of City of Fruitland Park Code of Ordinances, Sections: 97.03 (Excessive or untended growth

of vegetation); 97.04 (Accumulation of Junk Prohibited); 302.7 (Maintenance of Accessory Structures), as well as any other codes that may apply.

4. That the Respondent, Joseph Casteel Jr., did not appear at the proceeding on July 5, 2018.

CONCLUSIONS OF LAW

1. The Respondent has violated the provisions of City of Fruitland Park Code of Ordinances, Sections: 97.03 (Excessive or untended growth of vegetation); 97.04 (Accumulation of Junk Prohibited); 302.7 (Maintenance of Accessory Structures), as well as any other codes that may apply.
2. Based on the information provided through the evidence and testimony in this case, an Order of Fine is warranted.

ORDER

Respondent shall pay costs associated with the file in the amount of \$54.32. All fines and costs shall be paid to the City of Fruitland Park, 506 W. Berckman Street, Fruitland Park, FL 34731.

Respondent shall remove and maintain all excessive growth of vegetation, remove all accumulated junk, and repair and maintain the fence (as well as any other unsafe accessory structures) and thereby remove all safety hazards on the Property and bring the Property into compliance with the City's codes and ordinances by August 4, 2018.

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 30 days from the date of the July 5, 2018, hearing for each day the Property is not in compliance and continue to accrue at the daily rate of \$50.00 until such time as the Property comes into compliance.

Respondent shall contact the Code Enforcement Officer at 352-360-6727 to advise that the Property has been brought into compliance and request an inspection to verify same.

DONE and ORDERED at City of Fruitland Park, Lake County, Florida, this 24th day of July, 2018.

By: _____


STATE OF FLORIDA
COUNTY OF LAKE

Being an officer duly authorized to administer oaths and take acknowledgments, I hereby certify that on this day personally appeared before me Ashley Hunt, Esq. and known to me to be the person who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at Fruitland Park, Lake County, Florida, this 24th day of July, 2018.



Crystal P. Milford
Notary Public

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO A MATTER CONSIDERED AT A PUBLIC MEETING OR HEARING OF THE SPECIAL MASTER, CITY OF FRUITLAND PARK, FLORIDA, 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 SECTION 162.11, FLORIDA STATUTES, EITHER THE CITY OF FRUITLAND PARK OR THE RESPONDENT MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE SPECIAL MASTER TO THE CIRCUIT COURT IN SUMTER COUNTY, FLORIDA. SUCH AN APPEAL SHALL BE FILED WITHIN THIRTY (30) DAYS OF THE EXECUTION OF THE ORDER TO BE APPEALED.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing Order of Fine was forwarded by regular United States mail to Joseph Casteel Jr., 19 Grizzard Street, Fruitland Park, FL 34731 this 27 day of July, 2018.

Lori Davis
Lori Davis, Code Enforcement Officer

Record and Return to:
 City of Fruitland Park
 506 West Berckman Street
 Fruitland Park, FL 34731

**BEFORE THE SPECIAL M
 CODE ENFORCEMENT
 CITY OF FRUITLAND PARK**

City of Fruitland Park,

Petitioner,

v

Joseph Casteel Jr.,

Respondent,

ORDER OF ENFORCEMENT

This cause came on for hearing on the 5th day of the City of Fruitland Park, Florida upon the petition of the City of Fruitland Park, Florida upon the petition of the Enforcement Department, and the Special Magistrate respective parties present and the evidence presented. Conclusions of Law are made:

FINDINGS OF

1. That Respondent, Joseph Casteel Jr., 19 was properly served with notice of these the hearing herein.
2. The violation which is the subject of located in the City of Fruitland Park Grizzard Street, Fruitland Park, FL 34731 the plat thereof recorded in Plat Book County, Florida, together with New M improvements pertinent thereto. Par "Property").
3. Since on or before April 16, 2018, the Property has been in violation of City of Fruitland Park Code of Ordinances, Sections: 97.03 (Excessive or untended growth

7017 0660 0000 7669 6812

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 to amount above)

Return Receipt (hardcopy) \$ 2.15

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

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 FRUITLAND PARK, FL 34731
47 JUL 27 2018
Code Enforcement

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

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD IN DOTTED LINE

COMPLETE THIS SECTION

A. Signature

B. Received by (Printed Name) X

D. Is delivery address different from the address on the front of the mailpiece? If YES, enter delivery address

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)

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

9590 9402 2871 7069 7321 10

2. Article Number (Transfer from service label)
7017 0660 0000 7669 6812

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









**CODE ENFORCEMENT
CITY OF FRUITLAND PARK**

CITY OF FRUITLAND PARK,

v.

CASE NO.: **CE18-0043**

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

AFFIDAVIT OF NON-COMPLIANCE

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

BEFORE ME, the undersigned authority, personally appeared Lori Davis, Code Enforcement Officer of the City of Fruitland Park, Florida, who, after being first duly sworn, states upon oath and affirms as follows:

1. I am over the age of eighteen (18) and competent to testify.
2. I have personal knowledge of the facts contained in this affidavit, and those set forth in the case file referenced above.
3. On July 5, 2018, the Code Enforcement Special Magistrate of the City of Fruitland Park held a public hearing and issued its Findings of Fact, Conclusions of Law.

4. Pursuant to the Findings of Fact, Conclusions of Law, Respondent was to have taken certain corrective actions on or before August 4, 2018.
5. On August 20, 2018, I re-inspected the Property which is the subject of the violation and the re-inspection revealed that the corrective action ordered by the Special Magistrate had not taken place.

6. The property remains in violation of:

City Code Section 97.03-Property Maintenance- Excessive or Untended Growth of Vegetation Prohibited.

City Code Section 97.04-Accumulation of Junk Prohibited

International Property Maintenance Code, Subsection 302.7: Accessory Structures (Fences) Maintenance

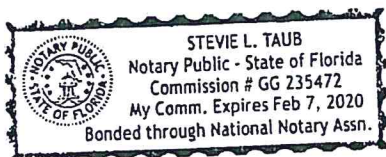
Code of Ordinances, City of Fruitland Park.

FURTHER AFFIANT SAITH NOT.

Dated this 28 day of February, 2019

Lori Davis
Code Enforcement Officer
City of Fruitland Park

SWORN TO AND SUBSCRIBED before me this 28 day of February, 2019,
by Lori Davis, Code Enforcement Officer of the City of Fruitland Park,
who is personally known to me and who did take an oath.



Stevie L. Taub
NOTARY PUBLIC
Print Name: Stevie L. Taub
My Commission Expires: 2/7/2020

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that the foregoing Affidavit of Non-Compliance has been furnished this 28 day of February, 2019 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 February 28, 2019 I posted the foregoing Affidavit of Non-Compliance on the Property and at City Hall.

Lori Davis
Code Enforcement Officer
City of Fruitland Park

original

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK,

v.

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

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



AFFIDAVIT OF NO

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

BEFORE ME, the undersigned authori
Enforcement Officer of the City of Fruitland Park, I
upon oath and affirms as follows:

1. I am over the age of eighteen (18) a
 2. I have personal knowledge of the
 3. On July 5, 2018, the Code Enforcen
- forth in the case file referenced above.
- Park held a public hearing and issued its Findings

34731-412919

Handwritten signature/initials

ORLANDO
FL 328
25 FEB '19
PM 7:12

CITY OF FRUITLAND PARK

FEB 28 2019

RECEIVED



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OFFICIAL USE

Certified Mail Fee \$ 3.48

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 6.70

Total Postage and Fees \$

Sent To
Joseph Casteel Jr
19 Grizzard St
Fruitland Park, FL 34731

Postmark Here
FEB 26 2019
Code Enforcement

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

2902 6992 0000 0000 0000

Ms. Sandra Jo Simmons
01304 Linda Glen Avenue
Fruitland Park, FL 34731

Re: 901 South Dixie Avenue, Fruitland Park, FL 34731
Parcel Number: 09-19-24-120000D02200
Alternate Key: 1640113

Posted City Hall
2/25/19

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK,

v.

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

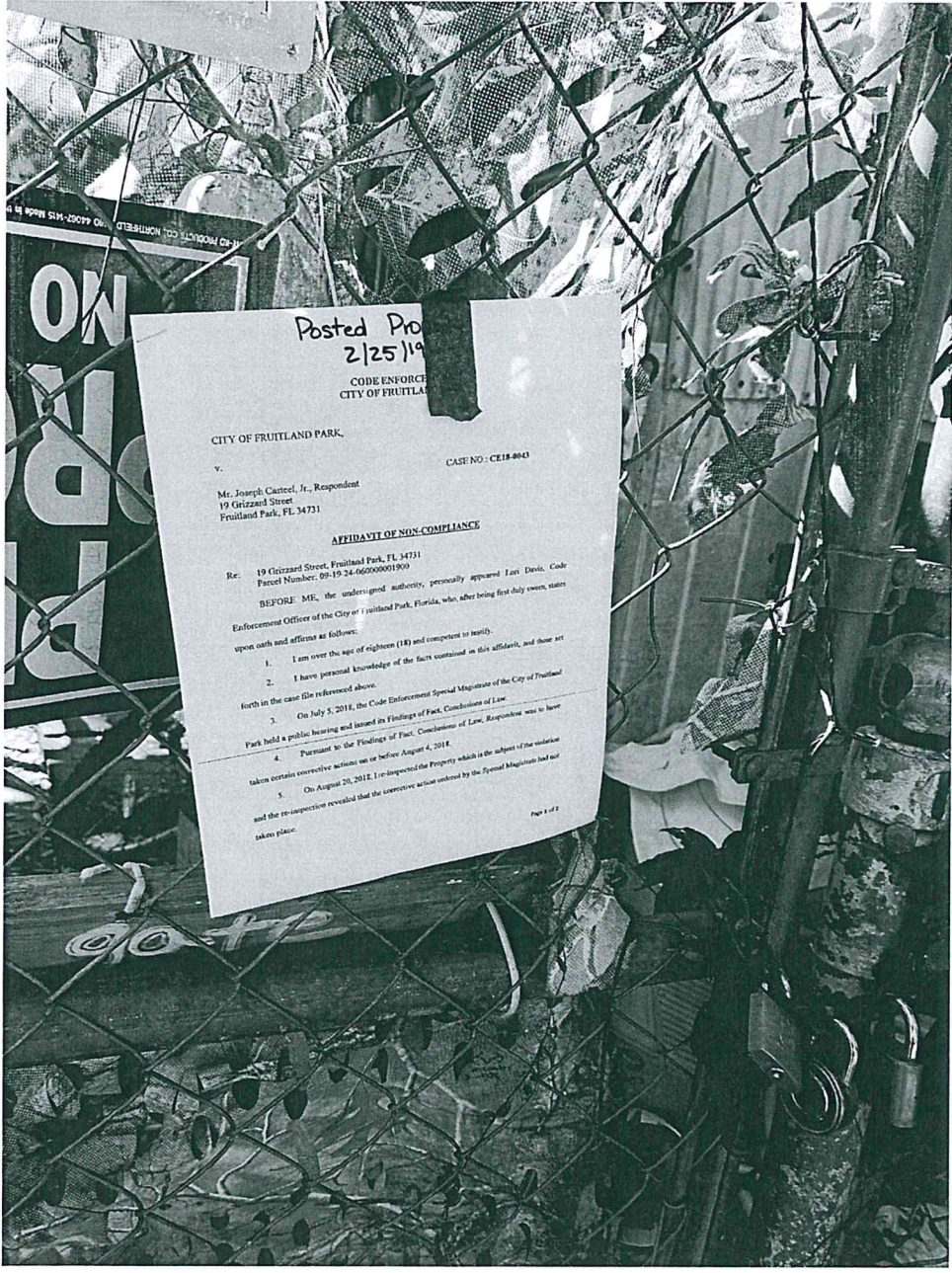
CASE NO.: CE18-0043

AFFIDAVIT OF NON-COMPLIANCE

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

BEFORE ME, the undersigned authority, personally appeared Lori Davis, Code Enforcement Officer of the City of Fruitland Park, Florida, who, after being first duly sworn, states upon oath and affirms as follows:

1. I am over the age of eighteen (18) and competent to testify.
2. I have personal knowledge of the facts contained in this affidavit, and those set forth in the case file referenced above.
3. On July 5, 2018, the Code Enforcement Special Magistrate of the City of Fruitland Park held a public hearing and issued its Findings of Fact, Conclusions of Law.
4. Pursuant to the Findings of Fact, Conclusions of Law, Respondent was to have taken certain corrective actions on or before August 4, 2018.
5. On August 20, 2018, I re-inspected the Property which is the subject of the violation and the re-inspection revealed that the corrective action ordered by the Special Magistrate had not taken place.



Posted Pro
2/25/19

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK,

CASE NO.: CE18-0043

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

AFFIDAVIT OF NON-COMPLIANCE

Re: 19 Citizeland Street, Fruitland Park, FL 34731
Parcel Number: 09-19-24-66000001900

BEFORE ME, the undersigned authority, personally appeared East Davis, Code Enforcement Officer of the City of Fruitland Park, Florida, who, after being first duly sworn, states upon oath and affirms as follows:

1. I am over the age of eighteen (18) and competent to testify.
2. I have personal knowledge of the facts contained in this affidavit, and those set forth in the case file referenced above.

3. On July 5, 2018, the Code Enforcement Special Magistrate of the City of Fruitland Park held a public hearing and issued its Findings of Fact, Conclusions of Law.

4. Pursuant to the Findings of Fact, Conclusions of Law, Respondent was to have taken certain corrective actions on or before August 4, 2018.

5. On August 20, 2018, I re-inspected the Property which is the subject of the violation and the re-inspection revealed that the corrective action ordered by the Special Magistrate had not taken place.



**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: 19 Grizzard Street
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 the property. 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
 SC: 34731323906
 *0274-07363-14-35
 RETURN TO SENDER
 NO SUCH TO FORWARD
 UNABLE TO FORWARD

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OFFICIAL USE

| | |
|--|---------|
| Certified Mail Fee | \$ 3.45 |
| Extra Services & Fees (check box, add fees as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ 2.15 |
| <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: Joseph Casteel Jr.
19 Grizzard St
Fruitland Park FL 34731

Postmark Here: JUN 14 2018
Code Enforcement

PS Form 3800, April 2015 PSN 7531-2-000-907 See Reverse for Instructions



CODE EI
CITY OF FI

CITY OF FRUITLAND PARK

v.

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

NOTICE OF HEARING - AF

To: Property Owner name/s: Joseph Casteel

Re: 19 Grizzard Street, Fruitland Park, FL
Parcel Identification Number: 09-19-2

Please take notice that on the 7th day
as may be heard, the undersigned will bring on
Magistrate the violation of:

City of Fruitland Park Code, Sect
Untended Growth
City Code Section 97.04-Accumulation
International Property Maintenance Code
Maintenance and
the Affidavit of Non-Compliance to the
of Fact, Conclusions of Law entered on

Please govern yourself accordingly.

Dated this 25 day of February,

CERTIFICATION

I HEREBY CERTIFY that the foregoing
has been furnished this 25 day of February, 2011 via Certified U. S. Mail Return
Receipt Requested, and Regular U.S. Mail to Joseph Casteel, Jr. at 19 Grizzard Street, Fruitland

506 W. Berkman Street
Fruitland Park, Florida 34731



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OFFICIAL USE

| | |
|--|---------|
| Certified Mail Fee | \$ 3.45 |
| Extra Services & Fees (check box, add fees as appropriate) | \$ 2.70 |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <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 | \$.50 |
| Total Postage and Fees | \$ 6.70 |

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

Postmark Here: FEB 26 2019
Code Enforcement

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

34731-412910

5202 6992 0000 0990 2102

RECEIVED
FEB 26 2011



Thursday, March 21, 2019

Thank you.
Kelly Turner
Administrative Assistant
City of Fruitland Park

Posted City Hall
2/25/19

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO.: CE18-0043

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

NOTICE OF HEARING - AFFIDAVIT OF NON-COMPLIANCE

To: Property Owner name/s: Joseph Casteel, Jr.
Re: 19 Grizzard Street, Fruitland Park, FL 34731
Parcel Identification Number: 09-19-24-060000001900

Please take notice that on the 7th day of March, 2019 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 Special Magistrate the violation of:

- City of Fruitland Park Code, Section 97.03 -Property Maintenance-Excessive or Untended Growth
- City Code Section 97.04-Accumulation of Junk Prohibited
- International Property Maintenance Code, Section 302.7: Accessory Structures (Fences) Maintenance and
- the Affidavit of Non-Compliance to the Code Enforcement Special Magistrate's Findings of Fact, Conclusions of Law entered on July 5, 2018.

Please govern yourself accordingly.

Dated this 25 day of February, 2019.

[Signature]
Code Enforcement Officer
City of Fruitland Park

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that the foregoing Notice of Hearing - Affidavit of Non-Compliance has been furnished this 25 day of February, 2019 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to Joseph Casteel, Jr. at 19 Grizzard Street, Fruitland



Posted Property
2/25/19

CODE ENFORCEMENT
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

CASE NO. CE18-003

Mr. Joseph Castel, Jr.
19 Orizanda Street
Fruitland Park, FL 34731

NOTICE OF HEARING - AFFIDAVIT OF NON-COMPLIANCE

To: Property Owner name: Joseph Castel, Jr.
19 Orizanda Street, Fruitland Park, FL 34731
Parcel Identification Number: 09-19-24-00000001900

Notice take notice that on the 7th day of March, 2019 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 Special Magistrate the violation of:

City of Fruitland Park Code, Section 97.03 -Property Maintenance-Executive or Unlimited Growth
City Code Section 97.04-Accumulation of Junk Prohibited
International Property Maintenance Code, Section 302.7- Accessory Structures (Fences) Maintenance and
the Affidavit of Non-Compliance to the Code Enforcement Special Magistrate's Findings of Fact, Conclusions of Law entered on July 5, 2018.

Please govern yourself accordingly.

Dated this 25th day of February, 2019.

[Signature]
Code Enforcement Officer
City of Fruitland Park

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that the foregoing Notice of Hearing - Affidavit of Non-Compliance has been furnished this 25th day of February, 2019 via Certified U. S. Mail Return Receipt Requested, and Regular U.S. Mail to Joseph Castel, Jr. at 19 Orizanda Street, Fruitland Park, Florida.

Page 1 of 2



Posted P
2/25/19

CODE ENFO
CITY OF FRUITLAND PARK

CITY OF FRUITLAND PARK

Mr. Joseph Castel, Jr., Respondent
19 Orizanda Street
Fruitland Park, FL 34731

AFFIDAVIT OF NON-COMPLIANCE

To: 19 Orizanda Street, Fruitland Park, FL 34731
Parcel Number: 09-19-24-00000001900

BEFORE ME, the undersigned authority, Enforcement Officer of the City of Fruitland Park, FL, upon oath and affirm as follows:

1. I am over the age of eighteen (18) and
2. I have personal knowledge of the facts in the case for information above.

3. On July 5, 2018, the Code Enforcement Park held a public hearing and issued its Findings of Fact, Citations, and Penalties.

4. Pursuant to the Findings of Fact, Citations, and Penalties, the Respondent has taken corrective action on or before August 6, 2018.

5. On August 28, 2018, I inspected the site and the re-inspection revealed that the corrective action was taken.

Special Magistrate Hearing 3-7-2019 – Affidavit of Compliance

Case #: CE2018-0005

Address: 114 Iona Avenue, Fruitland Park, FL 34731

Owner: Alonso Alejandro

Hearing notes:

Case was heard on July 5th 2018. Order to remove junk from property. Due by August 4, 2018.

Upon reinspection on August 10, 2018 the property was in compliance as ordered.

**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

AFFIDAVIT OF COMPLIANCE

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

BEFORE ME, the undersigned authority, personally appeared **Lori Davis**, Code Enforcement Officer of the City of Fruitland Park, Florida, who, after being first duly sworn, states upon oath and affirms as follows:

1. I am over the age of eighteen (18) and competent to testify.
2. I have personal knowledge of the facts contained in this affidavit, and those set forth in the case file referenced above.
3. On **July 5th, 2018**, the Code Enforcement Special Magistrate of the City of Fruitland Park held a public hearing and issued its Findings of Fact, Conclusions of Law.
4. Pursuant to the Findings of Fact, Conclusions of Law, Respondent was to have taken certain corrective actions on or before August 4th, 2018.
5. On **August 10th, 2018**, I re-inspected the Property which is the subject of the violation and the re-inspection revealed that the corrective action ordered by the Special Magistrate had taken place.

6. The property is now in compliance of Section(s) 97.03, 97.04 of the Code of Ordinances and Section 108.1.1, of the Property Maintenance Code(s), City of Fruitland Park.

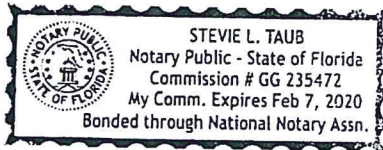
FURTHER AFFIANT SAITH NOT.

Dated this 9th day of October, 2018

Lori Davis
Code Enforcement Officer
City of Fruitland Park

SWORN TO AND SUBSCRIBED before me this 9th day of October, 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.

Stevie L. Taub
Notary Public
Print Name: Stevie L. Taub
My Commission Expires: 2/7/2020



CERTIFICATE OF NOTICE

I HEREBY CERTIFY that the foregoing Affidavit of Compliance has been furnished this 9th day of October, 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 October 9, 2018 I posted the foregoing Affidavit of Compliance on the Property and at City Hall.

Lori Davis
Code Enforcement Officer
City of Fruitland Park