

**CITY OF FRUITLAND PARK
CODE ENFORCEMENT-SPECIAL MAGISTRATE
December 3, 2020 Meeting Minutes**

A hearing of the Fruitland Park Code Enforcement Special Magistrate was held at 506 W Berckman Street, Fruitland Park, Florida 34731 on Thursday, December 3, 2020 at 9:00 a.m.

Present: Mr. Ashley Hunt, Attorney-at-law, Special Magistrate; Mses. Anita-Geraci-Carver, City Attorney; Lori Davis, Code Enforcement Officer, and Izzy Suarez, Community Development Department

1. CALL TO ORDER

The meeting came to order at 9:00 a.m.

2. APPROVAL OF MINUTES

Special Magistrate Hunt approved the December 3, 2020 minutes as submitted.

3. ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES

None

4. ATTORNEY PRESENTATIONS -HEARINGS

None

5. REQUEST FOR HEARINGS

CE2019-0132

Property Address: 700 Phoenix Avenue, Fruitland Park, Florida 34731

Property Owner: Cynthia L. Schadle, Estate

Violation: City Code, International Property Maintenance Code,

Sec. 308.1 - Accumulation of Rubbish and Garbage

Sec. 301.3 – Vacant Structures and Land.

Sec. 108.1.3 – Structure Unfit for human occupancy.

Grace Period for compliance expired: January 24, 2020

Ms. Davis identified the subject violations as previously cited caused by vagrants occupying the property in question, since the initial maintenance issues were found and due to the passing of the property owner.

The special magistrate granted the request for a hearing on Case CE2019-0132 for January 2021.

CE2020-0064

Property Address: 105 West Berckman Street, Fruitland Park, Florida 34731

Property Owner: Raymond and Rhonda Everts

Violation: City Code, Chapter 97: Property Maintenance

Sec. 97.04 – Accumulation of Junk.

Sec. 156.010 – Accessory uses and Structures.

International Property Maintenance Code,

Sec. 302.7 – Accessory Structures.

Florida Building Code,

Sec. 105.01 – Permits Required.

Grace Period for compliance expired: July 30, 2020

Ms. Davis gave a report identifying violations, an ongoing problem, on the subject property and the lack of response for the owner to meet compliance.

The special magistrate granted the request for a hearing on Case CE2020-0064 for January 2021.

CE2020-0014 – Repeat Violation

Property Address: 412 Sunny Court, Fruitland Park, Florida 34731

Property Owner: Robert T. Moore

Violation: City Code, Chapter 97: Property Maintenance

Sec. 97.04 – Accumulation of Junk

Grace Period for compliance expired: February 21, 2020

Ms. Davis gave a report property maintenance repeat violation and the property owner's additional accumulation of items which has become a safety hazard.

The special magistrate granted the request for a hearing on Case CE2020-0014 for January 2021.

6. OLD BUSINESS -

a) Affidavit of Compliance – CE2018-0163

L & S Developers Inc. (Aaron Lemire)

201 Palm Street, Fruitland Park, Florida 34731

Ms. Davis reported on the above-captioned case that was heard before the March 7, 2019 special magistrate; noted the lack of receipt for the cost occurred by the city which they complied for \$77.08 payable to the *City of Fruitland Park*.

Upon the code enforcement officer's request on the affidavit of compliance, **the special magistrate ruled that the order on the subject case will be updated.**

b) Affidavit of Compliance – CE2017-0032

Martavious Bean

401 Acorn Circle, Fruitland Park, Florida 34731

Ms. Davis pointed out the case held before the August 3, 2017 special magistrate; reported that the new owner has taken over the subject property and relayed the City of Fruitland Park Commission's approval to waive the order of fines; request

that the legal fees be paid and accepted the property owner's agreement to demolish the respective property. She recognized the affidavit of compliance where the property owner paid \$1,465 and the issuance of the demolition permit.

Upon the code enforcement officer's request on the affidavit of compliance, **the special magistrate ruled that the order on the subject case will be updated.**

7. NEW BUSINESS

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

8. PUBLIC COMMENTS

There was no one from the public at this time.

9. OTHER BUSINESS

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

10. ADJOURNMENT

The meeting adjourned at 9:18 a.m.

Signed _____
Esther B. Coulson, City Clerk, MMC

Signed _____
Ashley Hunt Esq., Special Magistrate