



**CODE ENFORCEMENT HEARING  
MINUTES**

**Friday January 7, 2022  
TOWN HALL**

The meeting was called to order at 2:05 pm by Special Magistrate for the Town of Astatula, Grant Watson. Also present was John Calhoun, Code Enforcement Officer for the Town and Graham Wells, Town Clerk. Mr. Watson outlined that the Town would bring its case forward and the respondent would have the opportunity to provide any evidence that would help to make a decision in their case.

Officer Calhoun and all those respondents that planned to speak was then sworn in by the Special Magistrate and asked to bring the first case. Those planning to speak were Zabrina Ledford, Michele Perry and Clayton Garry.

**OLD BUSINESS**

**Case 1 - # CE17-03-002 – 25513 CR561, Astatula, FL 34705**

Violation: Sec 11-1 – Unsafe Structure and overgrowth of vegetation.

Ofc. Calhoun stated that a hearing had taken place. The Magistrate found merit and ordered that the violations for the unsafe structure, overgrowth, and debris around structure at rear of property as well as derelict vehicles be cured in 45 days from 09-10-2018 or a fine of \$25 per day per violation would be imposed.

At approximately 15:52 hours Mr. Foss (Building Inspector) and I met with James & Zabrina at the property. Mr. Foss accompanied them into the mobile home and gave them an assessment of what needed to be done to bring the home into compliance. Mr. Foss prepared a Daily Field Report for the items needed to be done. The report was placed into the file.

09-23-21: At approximately 18:27 hours I re-inspected the property and found that the overgrowth had returned and did not appear that the mobile home was repaired or being lived in. Digital pictures were taken. I checked with the town clerk and was told that the permits for the property from 2018 were never closed out.

Magistrate Watson asked to view the enforcement order from the previous hearing on October 19, 2018.

12-17-21: I sent a certified letter, return receipt requested to the owner of record notifying the owner of an Order of Fine hearing to be held on January 7th, 2022 at 2:00 PM. I also posted the notice on the town hall bulletin board and at the property. An affidavit of posting was completed.

A remodeling permit was applied for to cure the violation for the unsafe structure, but no work has been carried out. Magistrate asked for a fine amount from the time that the enforcement order was issued. Ofc. Calhoun stated that it was 1,168 days at a rate of \$25.00 per day totaling \$29,200.00.

Zabrina Ledford and Clayton Garry both gave their testimony and questioned the permitting process in the town where inspections were not carried out. Mr. Wells rebutted their accusation. Ms. Ledford stated that her health had prevented the repairs being completed sooner.

Mr. Watson stated that based on the evidence put forward today and the enforcement order issued previously in 2018 for the two violations and considering the actions that have been taken to cure the violations, he did not feel that a fine of \$25.00 per day was now appropriate. He recognized that the violations have not been completely cured but with the effort made to cure, a more appropriate fine would be \$5.00 per day for 1,168 days totaling \$5,480.00.

This would need to be paid to the town and the open permits would need to be closed out for the case to be concluded. Any request for a reduction in the fine would have to be brought to the town council for consideration.

A recess was called at approximately 2:46 pm. The meeting reconvened at 2:51 pm.

## **NEW BUSINESS**

### **Case 2 - #CE20-09-003 – 13009 Florida Avenue, Astatula FL 34705**

Violation: Ord. 2012M – Sect. 23.4 Trash and debris throughout yard. Unregistered/derelict vehicles and what appeared to be an unregistered trailer in yard.

Owner(s) of Record Name(s): Rosa Maria Berrios

Owner(s) of Record Address: 1001 Schultz St, Eustis, FL 32726

Officer Calhoun stated that the notice of violation was 9-15-2020 and the date to resolve was 10-10-2020. The notes from the violation log are as follows:

09-03-20: Performed an inspection and found several derelict vehicles were in the yard, along with piles of debris, and what appeared to be an unregistered trailer.

09-15-20: A notice of violation was sent via certified mail, return receipt, to the address of owner of record, of the Lake County Property Appraisers website. The violation notice was also posted in town hall and posted on the property. A affidavit of posting was notarized.

09-30-2020: The return receipt was returned signed to town hall on 09-30-20.

12-15-21: A re inspection was done and several vehicles were still present in the yard along with some piles of debris. Could not see what is located inside the white tented area.

12-17-21: A certified letter of Hearing was sent, return receipt requested, to the owner of record. The notice was also posted on the town hall bulletin board.

12-20-21: The notice was posted on the property and a digital picture was obtained.

The return receipt was returned to town hall signed and a reinspection was carried out the day of the hearing. Photos of the violation were shown to Mr. Watson and Ofc. Calhoun requested 15 days to cure the violation after which a \$25.00 per day fine be imposed.


Magistrate Watson stated that based on the evidence presented, the property was still in violation of Sec. 23.4 and as no attempt has been made to cure, and the respondent not being present at the hearing, he imposed a fine of \$25.00 per day until the violation is cured. He gave the respondent fifteen days to cure the violation after which the fine would be imposed and accrue until the violation is cured.

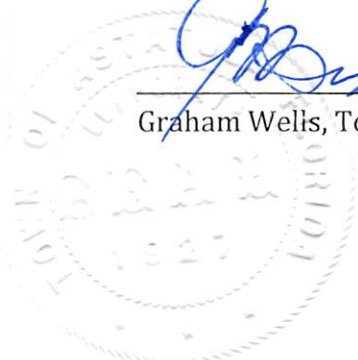
**ADJOURNMENT**

With no further business the meeting was adjourned at 2:57 pm.

Respectfully submitted,

  
\_\_\_\_\_  
Mr. Grant Watson, Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Graham Welis, Town Clerk



The first of these is the fact that the State has a long and varied history of public education. It has a long tradition of providing a free public education for all children, and this tradition has been a central part of the State's identity.

The second of these is the fact that the State has a strong commitment to public education. It has a long history of investing in public education, and this commitment has been a central part of the State's policy.

The third of these is the fact that the State has a strong commitment to public education. It has a long history of investing in public education, and this commitment has been a central part of the State's policy.

The fourth of these is the fact that the State has a strong commitment to public education. It has a long history of investing in public education, and this commitment has been a central part of the State's policy.

The fifth of these is the fact that the State has a strong commitment to public education. It has a long history of investing in public education, and this commitment has been a central part of the State's policy.

