



**SPECIAL MAGISTRATE HEARING  
MINUTES**

**WEDNESDAY, MAY 12, 2021**

**CALL TO ORDER:** Special Magistrate Geraci-Carver called the hearing to Order at 6:30 p.m.

Attendees: Sean Gleason, Code Compliance Officer  
Anita Geraci-Carver, Special Magistrate  
Stephanie Abrams, City Clerk  
Sasha Grossi, Asst. City Clerk

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Special Magistrate Anita Geraci-Carver explained the process of the Special Magistrate Hearing. Special Magistrate Anita Geraci-Carver stated if anyone is speaking to a specific comment, or argument, they will need to be sworn in.

Defendant(s) and witness (es) were sworn in by Special Magistrate Anita Geraci-Carver.

**Case No. 21-000013: North Sunset Ave:**

Violation: **Parking Violation** Sec. 22-6(b) Chapter 22

Code Compliance Officer Gleason went through the copies of the notifications of violation and the hearing that were mailed, posted on the property, and at city hall.

Code Compliance Officer Gleason presented his case on this matter, along with presenting photos of the property on this case.

Special Magistrate Geraci-Carver found the property NOT in violation of Parking regulations in residential districts Sec. 22-6(B) Chapter 22 of the City of Mascotte Code of Ordinances.

**Case No. 20-000076:**

Violation: **Building Permits- Required/Penalties** Art. III Sec. 3.21

Code Compliance Officer Gleason went through the copies of the notifications of violation and the hearing that were mailed, posted on the property, and at city hall.

Code Compliance Officer Gleason presented his case on this matter, along with presenting photos of the property on this case. He stated that there was not a building permit issued for an air conditioner to be installed.

Code Compliance Officer Gleason continued to present the case on the city side.

Property owner having been served with the Notice of Violation and Notice of Hearing did not attend the hearing.

Special Magistrate Anita Geraci-Carver did find the property was in violation of the following: Building Permit-Required. Art. III Sec, 3.21, Appendix A of the Land Development Code. Order to pay City cost incurred \$45.63. Order to apply for a Building Permit within 30 days. If not corrected and the property brought into compliance by the respective Corrective Action Deadline, then after receipt of affidavit of non-compliance for the Code Compliance Officer Action Deadline, the Special Magistrate shall execute an Order of Fine, imposing a fine of \$25.00 per day for each day after the respective 60 days.

**Case No. 21-000013: 475 Midway Ave:**

Violation: Building Permit required. Art. III Sec. 321

Code Compliance Officer Gleason went through copies of notifications and photos and presented the case. Jacquelyn Juarez, who came for her father, testified that someone had extra black top and offered it to her father so the house would not fall. She stated that the house was leaning so her father put the black top to lift the house on the front side.

Special Magistrate Anita Geraci-Carver stated that she does find the property in violation of Art. III Sec. 321. The property owner has forty- five (45) days to pull a building permit from the date of the order and if not, the property owner will be fined \$20.00 per day until they come in compliance. Order to pay city cost incurred \$45.63 in fees to the city.

Meeting Adjourned: 6:24 p.m.

  
Stephanie Abrams  
City Clerk