



**SPECIAL MAGISTRATE HEARING
MINUTES**

WEDNESDAY, APRIL 14, 2021

CALL TO ORDER: Special Magistrate Geraci-Carver called the hearing to Order at 6:00 p.m.

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

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.

Cases on the agenda were moved around based on the property owners that were present.

Case No. 20-272

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 the case on this matter, along with presenting photos of the property on this case.

Special Magistrate Geraci-Carver questioned if a building permit has been issued.

Property owner Ana Aparicio approached the podium and stated that she applied for a building permit and the city told her she needed a digital plan to submit to the building official.

Special Magistrate Geraci-Carver stated that the property is in violation except for Art. III Sec. 3.21 which is not pulling a building permit for the structure. She is giving the owner 45 days from the day of the order to come into compliance and if not, then there will be a charge of \$25.00 per day until the property comes in compliance. She stated that the property owner will have to contact Code Compliance Gleason to make sure they have come into compliance.

Special Magistrate Geraci-Carver stated that the owner will have to pay \$45.63 for the fees to the City of Mascotte.

Case No. 19-349

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 stated that building permit has not been issued.

Property owner Julio Zamarripa was present and spoke. He said he doesn't live in the home, but he is the owner and he went to an engineer to get plans made for the work that had been already done on the property by his ex-wife that leaves in the house.

Special Magistrate Anita Geraci-Carver did find that the property is in violation and is giving the 45 days to come in compliance and if not then \$25.00 per day will be charged until the property comes in compliance. He needs to apply for a building permit and Code Compliance Officer Gleason told him he would have to pay a double building permit fee since the work had already been completed.

Old Business:

Case No. 20-276

Violation: **Horses, cows, swine, poultry, etc Prohibited** Art. 1 Sec 4-1; 40 Lake Jackson Drive

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 the case on this matter, along with presenting photos of the property on this case.

Special Magistrate questioned if there is currently chickens and ducks, Code Compliance Officer Gleason stated yes and showed pictures of them still on the property.

Special Magistrate Geraci-Carver stated that she finds the property in violation. Ordered a \$25.00 per day fine retroactive back to February 10, 2021 date of the order to come in compliance. Lien property.

Case No. 20-314 Alt Key 3360702 Fence maintenance Art v sec 5.12

Code Compliance Officer Gleason stated they have come in compliance since the order was noticed. No further action taken this time.

Case No. 20-312 811 Myers Blvd Fence Maintenance Art V Sec 5.12

Code Compliance Officer Gleason stated they have come in compliance since the order was noticed. No further action taken at this time.

Having no other business, the hearing was closed at 6:28 pm

Attest:



Stephanie Abrams

Asst. City Clerk

Transcribed meeting notes.