



**CODE ENFORCEMENT  
HEARING**

Wednesday  
January 31, 2018  
2:00 P.M.

**AGENDA**

**I. Call to Order**


**II. Administration of Oath, Defendants/Witnesses**

The City Administrator administered the oath to the

**III. Discussion**

**A. Case 11-0025-16**

Brian D. Frediani  
319 Chiswick Lane  
Oak Hill FL 32759

 Code enforcement officer gave a summary of the above referenced property: Brian D. Frediani is the owner of the property located at 319 Chiswick Lane, Oak Hill Florida. It has been found in violation of Sections 14-19 (Conditions constituting menace to public health, welfare; declaration of public nuisance) & Section 14-49 Storage and maintenance and junk, etc. of the City of Oak Hill's Code of Ordinances.

On September 21, 2015 & April 7, 2016 a courtesy notice was sent to Mr. Frediani. Code Enforcement gave Mr. Frediani more time due to the house fire that occurred on December 4, 2015. Some clean-up was made after the April courtesy notice.

The property fell in neglect again so on November 29, 2016 a Notice of Violation was posted at the property, city hall, and mailed (certified) with a compliance date of January 3, 2017. The Notice of Violation was excepted. On December 4, 2017 Code Enforcement received another complaint.

On December 11, 2017 a citation was posted at the property, city hall and was sent by regular post and certified mail. The certified citation was returned "unclaimed-unable to forward". On December 29, 2017 Mr. Frediani applied for an electrical permit, which was denied by the Building official due to the open violations.


As of January 31, 2018, the property is not in compliance.

It is the recommendation of the staff that the magistrate find Brian D. Frediani in violation of Sections 14-19 & 14-49 and assess a per day fine of \$50.00 per day each day for each violation that exists past March 31, 2018 and that a lien to be placed on the property if not satisfied by April 1, 2018.

The Special Magistrate accepted the Code Enforcement Officer's recommendations.

**B. Case 01-0001-18**


20/20 Media Holdings, Inc  
215 Donegan Avenue  
Kissimmee, FL 34741

 Sherry Sutphen with Bell & Roper, P. A. stated that she was under the impression that this violation had to do with the shelter agreement and now she sees it has to do with the bench agreement and unfortunately, she is not prepared for that agreement.

The Special Magistrate stated the City will give the company more time to gather information in regards to this agreement issue.

**C. Case 11-0009-17**

Carl & Carol Shubert  
150 Barberry Drive  
Oak Hill FL 32759

 Code enforcement officer gave a summary of the above referenced property: Carl & Carole Shubert are the owners of the property located at 150 Barberry Drive, Oak Hill Florida. It has been found in violation of Section 14-19 (Conditions constituting menace to public health, welfare; declaration of public nuisance) of the City of Oak Hill's Code of Ordinances.

On November 22, 2017 Code Enforcement responded to a call-in reference to the grass and weeds in excess of 30 inches. A courtesy notice was sent. The courtesy notice was returned "unable to forward". On December 8, 2017 a notice of violation was posted at the property, city hall, and mailed (certified) with a compliance date of December 18, 2017. Code Enforcement received a second message complaint on December 20th, 2017.

On December 26, 2017 a Citation/Notice of Hearing was posted at the property, city hall, and mailed (certified) for a hearing date for January 31, 2018. All the correspondence was returned "unable to forward". As of January 31, 2018, the property is not in compliance.

It is the recommendation of the staff that the magistrate find Carl & Carole Shubert in violation of Section 14-19 and assess a per day fine of \$75.00 per day each day the violation existed past February 2, 2018 and that a lien to be placed on the property if not satisfied by February 10, 2018. It is also recommended that the magistrate issue an order requesting the City Administrator to approve the cutting of the lawn if not completed by the owner by February 10, 2018 and that a lien to be placed on the property for the administrative and maintenance cost.

The Special Magistrate accepted the Code Enforcement Officer's recommendations.

**IV. Adjournment**

Note: Pursuant to Florida Statue 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of proceedings and will need to ensure that a verbatim record of the proceedings is made.