

Special Magistrate Hearing

April 27th 2023

Town of Howey-in-the-Hills

Amend the Agenda

- Remove case CE-23-03-0035
 - Town of Howey-in-the-Hills vs Michael J. Gerali
- Remove Case CE-23-01-0028
 - Town of Howey-in-the-Hills vs Michael J. Gerali

Howey-in-the-Hills Vs Robert L Shepherd

- In reference to:
 - Case# CE-22-04-0072
 - Property located at 126 E Magnolia Ave
 - ALTKEY 1645794



Notice of Violation

08/03/2022

SHEPHERD ROBERT L
126 E MAGNOLIA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0072
Subject Property: 126 EAST MAGNOLIA AVE HOWEY IN THE HILLS FL 34737 ,
Property ID Number: 2520250100B0302900

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement. You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Fence Material 5.01.07(D)

Fences in residential areas shall be made of wood, PVC/vinyl, decorative aluminum or wrought iron, and black or dark green coated chain link fencing. New fence material must be used when a new fence is installed. Non-traditional materials, including but not limited to, tires, mufflers, hubcaps, etc. are prohibited. Other prohibited materials include, but are not limited to, sheet metal, plywood, corrugated metal or fiberglass, scrap wood, scrap metal, and cast off secondhand materials. Fabric sheets or nets, or plastic, metal or vinyl sheets or slats may not be used as part of or attached to a fence or wall.

Fence Permit 5.01.07(A)

A permit must first be obtained from the Town before any person erects, constructs, enlarges, alters, replaces or repairs any fence or wall regulated by this Chapter. The Town's building official may determine that a permit is not required for minor repairs.

Observed a corrugated metal fence erected in rear yard on the east side of property.

The following action must be taken to correct the above stated violation(s):

You must obtain a building permit for the fence and use the approved fence materials OR remove the mentioned fence.

The correspondence will serve as official notification that the above stated violations must be corrected before 08/31/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to **\$500** per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,


Azure Botts
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>C. Is delivery address different from form 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address again: _____</p>	
<p>1. Article Addressed to:</p> <p>Robert L Shepherd 126 E Magnolia Ave Howey in the Hills, FL 34737</p>		<p>2. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature on Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collection Delivery <input type="checkbox"/> Collection or Delivery Restricted Delivery <input type="checkbox"/> Mail Restricted Delivery (M)</p> <p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation® <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>3. Article Number (Transfer from service label)</p> <p>9590 9402 6641 1060 8689 89</p>		<p>4. Postmark</p> <p>08/04/2022</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Howey-in-the-Hills, FL 34737

0336

Postmark Item

08/04/2022

7021 2720 0001 1047 8624

7021 2720 0001 1047 8624

PS Form 3800, April 2019 PSN 7530-02-000-9053 See Reverse for Instructions

Plaintiff,
v. **Robert L. Shepherd**
Defendant

NOTICE OF HEARING

Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served 10/21/22
Time Served ~~1126~~ AB 1626
Served By A Botts

[illegible]



Affidavit of Service

10/25/2022

SHEPHERD ROBERT L
126 E MAGNOLIA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0072

THE DESCRIPTION OF THE DOCUMENT(S) SERVED:

1. Notice of Hearing

I Azure Botts, Code Enforcement Officer, hereby swear and affirm that I have personally served the above described document(s) for the above respondent(s) to Robert L Shepherd at 126 E Magnolia Ave. Howey-in-the-Hills, FL on 10/21/2022, at approximately 1626.


Azure Botts

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me this 10/27/2022 by Azure Botts.



Notary Public

Type of identification produce: Personally known

BEFORE THE SPECIAL MAGISTRATE
OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS,)
FLORIDA, a municipal corporation,)

Plaintiff,)

v.)

SHEPARD, ROBERT)

CASE NO: CE-22-04-0072

Defendant)

NOTICE OF HEARING

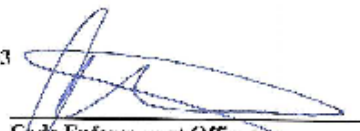
TO: Robert Shepard

YOU ARE NOTIFIED that the Special Magistrate of the Town of Howey-In-The-Hills, Florida, has scheduled a hearing on your alleged violation(s) of Chapter 5, Section(s) 5.01.07(A) and 5.01.07(D), of the Town of Howey-In-The-Hills' Land Development Code. The hearing before the Special Magistrate is scheduled for 9:00A.M., on the 27th day of April 2023, or as soon thereafter as can be heard, in Council Chambers, Town Hall, Howey-In-The-Hills, Florida.

This hearing will be held even if alleged violation(s) has been corrected prior to meeting.

Any person who decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

Dated this 23rd day of March, 2023


Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served _____

Time Served _____

Served By _____



Affidavit of Posting

03/28/2023

SHEPHERD ROBERT L
126 E MAGNOLIA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0072

THE DESCRIPTION OF THE DOCUMENT I(S) SERVED:


1. Notice of Hearing

I Azure Botts, Code Enforcement Officer, hereby swear and affirm that I have personally posted the above described document(s) for the above respondent(s) at 126 E Magnolia Ave Howey-in-the-Hills, FL 34737, on 03/24/2023, at 13:23.

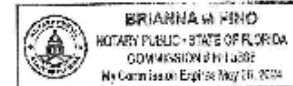

Azure Botts

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me this 03/28/2023 by Azure Botts.


Notary Public

Type of identification produced: Personally known



- H. Dumpsters shall not be located within any required buffer area, required landscaped area, required parking lot landscaping, or stormwater management area.

5.01.06 Outside Storage

- A. Outside storage involving machinery and equipment, service areas for vehicles in need of major service or repair, and materials for construction or distribution is permitted in the zoning districts as outlined in Chapter 2. Construction materials permitted in this category are limited to lumber, garden supplies and equipment, plumbing supplies, and similar materials. Machinery and equipment do not include heavy construction machinery, heavy construction vehicles, and heavy construction equipment.
- B. Outside storage shall be located only within a rear yard.
- C. Outside storage shall be fully screened from view from adjacent residentially zoned districts, from adjacent office areas, and from public right-of-way by a fence, wall, or berm and landscaping. Where a berm is proposed as screening, a buffer "D" shall be required as set forth in Section 4.05.05. Where a fence or wall is proposed, the fence or wall shall be solid, wooden, or masonry and six (6) feet in height.
- D. Stored materials shall not exceed the height of the fence.
- E. Outside storage of parts and materials and associated service areas or work activity areas shall be maintained in a neat and orderly manner.
- F. Outside storage shall be limited to a maximum of twenty-five (25) percent of the building area of the site.

5.01.07 Fences Hedges and Walls

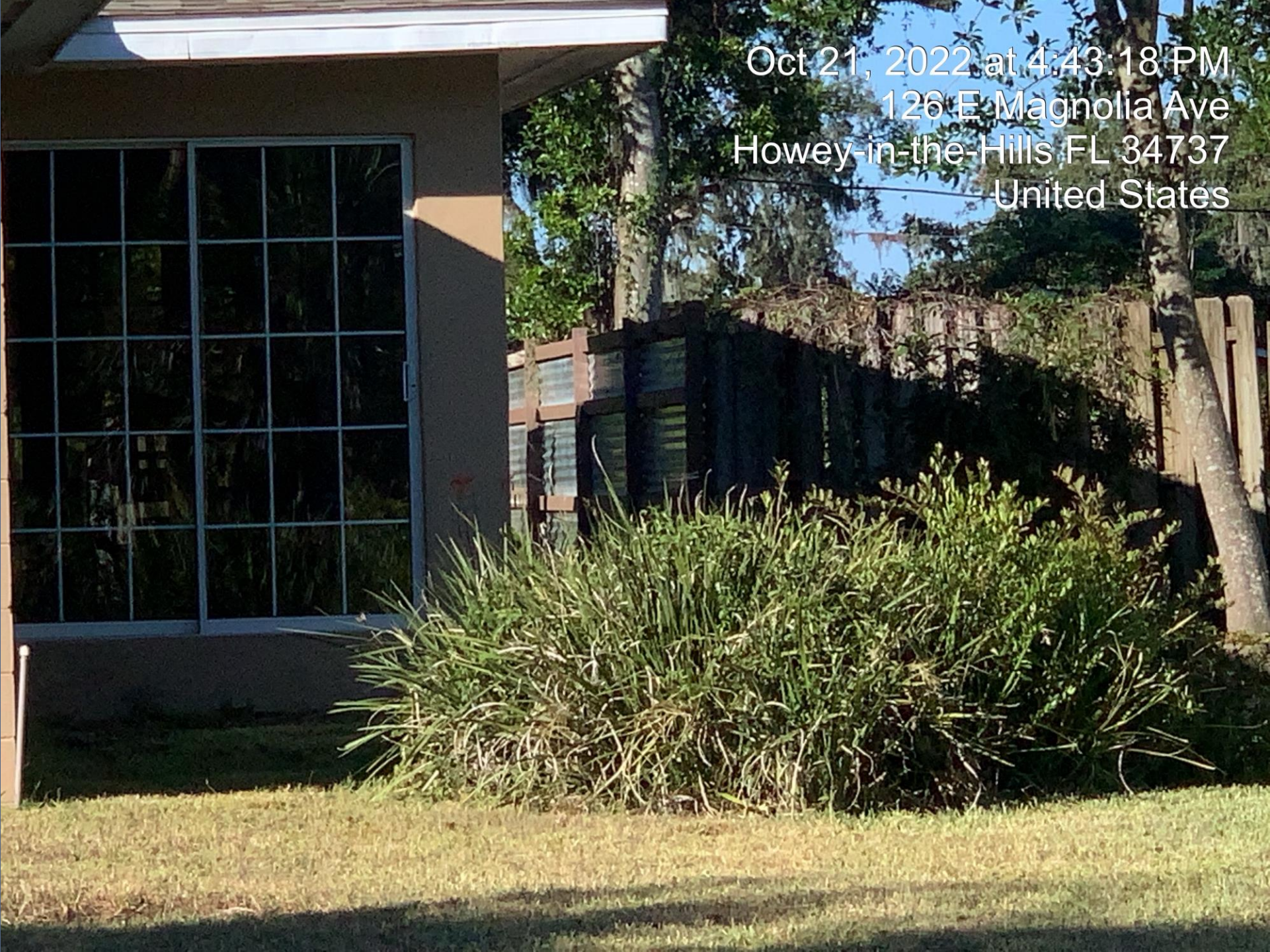
- A. A permit must first be obtained from the Town before any person erects, constructs, enlarges, alters, replaces or repairs any fence or wall regulated by this Chapter. The Town's building official may determine that a permit is not required for minor repairs.
- B. The maximum height of fences, hedges and walls shall be as follows, except where otherwise provided in this LDC:
1. Front yards shall be a maximum of 4 feet tall and shall not be opaque. Picket fencing is acceptable.
 2. Side yards shall be a maximum of 6 feet tall.
 3. Rear yards shall be a maximum of 6 feet tall.
 4. Fences and walls required for security purposes in Industrial or Public zoning districts shall be a maximum of 8 feet tall.
 5. Fencing or walls used for decorative, privacy, or security purposes around residential or mixed use subdivisions shall be a maximum of 6 feet tall.
 6. Hedges located along front property lines shall not exceed four (4) feet in height and shall be maintained so as not to obstruct the view of vehicular traffic at driveways and intersections.
- C. Fences and walls, for individual residential properties or for other applications, shall be designed with offsets, banding, columns or posts with lintels or caps,

- landscape pockets, and other elements to avoid an expansive monolithic or monotonous appearance. Such elements shall be included every 30 feet or less.
- D. Fences in residential areas shall be made of wood, PVC/vinyl, decorative aluminum or wrought iron, and black or dark green coated chain link fencing. New fence material must be used when a new fence is installed. Non-traditional materials, including but not limited to, tires, mufflers, hubcaps, etc. are prohibited. Other prohibited materials include, but are not limited to, sheet metal, plywood, corrugated metal or fiberglass, scrap wood, scrap metal, and cast off secondhand materials. Fabric sheets or nets, or plastic, metal or vinyl sheets or slats may not be used as part of or attached to a fence or wall.
- E. To help ensure proper placement of fences or walls along property lines, property lines shall be established by a survey prepared by a surveyor licensed in Florida. Surveys must be dated within the last two years unless the Building Official determines that an older survey adequately represents the property lines.
- F. Fences and walls shall be erected with the finished side facing out. Posts shall be placed along the inside of the fence. In residential and commercial zoning districts posts shall be securely anchored with concrete. All fencing must be uniform in material, design, and color, except for chain link fencing as allowed in Subsection H. Additions or repairs to existing fences or walls must maintain a uniformity of materials, design and color with that of the existing fence or wall.
- G. With the exception of the Agricultural and Rural Estates zoning districts, electrified fences are prohibited.
- H. Chain link fencing is allowed in Agricultural, Rural Estates, Industrial, Institutional, Recreation 1, and Public zoning districts.
- I. The use of barbed wire, razor wire, or the like for fencing is permitted only in the Agricultural, Industrial and Public zoning districts.
- J. Permitted barbed wire or razor wire shall be six (6) feet or more above the ground level. The barbed or razor wire shall be turned, pointed, or directed inward toward the property enclosed by the fence.
- K. Columns for walls may be a maximum of 8 feet in height, or as approved through the architectural review process..
- L. Walls shall be designed with either a stucco or brick finish.

5.01.08 Swimming Pools and Pool Enclosures

- A. All pools shall provide fencing or enclosures in compliance with the requirements of the Florida Building Code.
- B. A screen enclosure may be installed instead of, or in addition to, a fence or wall, provided that the screen enclosure meets all the following requirements:
1. A pool screen enclosure shall be set back from the side lot line a minimum of ten (10) feet;
 2. A pool screen enclosure shall not be closer than ten (10) feet to the rear lot line; and
 3. A pool screen enclosure shall not exceed twenty-five (25) feet or the height of the principal structure, whichever is lower.

Oct 21, 2022 at 4:43:18 PM
126 E Magnolia Ave
Howey-in-the-Hills FL 34737
United States











August 18th, 2022

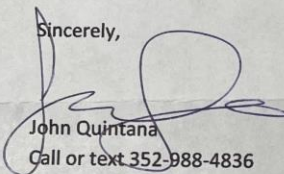
Town of Howey-in-the-Hills
To Whom It May Concern:

Regarding the backyard fence on the property line of my home, 130 E Magnolia Ave, and my next door neighbor, Mr. Robert Shepherd of 126 E Magnolia Ave.

Mr. Shepherd has brought to my attention a possible code or ordinance issue with the fence. First, let me say that I don't have a problem with the fence. I like having it there. It's a sturdy, 6 foot high metal fence on or near our property line and to my knowledge, it is not at all visible unless you are in my or Mr. Shepherd's back yard. I also don't believe we are in a flood zone, or that the fence should have to be in compliance with any ordinance that has to do with new residential developments. I believe that the ordinance in question was put in to place after our homes were established so I am not sure that it applies to this fence. Also, painting or replacing the fence would not change the appearance of the neighborhood because it is not visible from the street.

Please let me know if my letter requires any clarification on your part, or if I can be of any help in resolving this issue.

Sincerely,



John Quintana

Call or text 352-988-4836

130 E Magnolia Ave

Howey-in-the-Hills, FL 34737

Town of Howey-in-the-Hills Vs James R. & Kathleen C. Liefert

- In reference to:
 - Case# CE-23-01-0013
 - Property located at 900 N. Lakeshore Blvd. Howey-in-the Hills
 - ALTKEY 1256496



Notice of Violation

01/30/2023

LIEFFORT JAMES R & KATHLEEN C
900 N LAKESHORE BLVD
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-23-01-0013
Subject Property: 900 NORTH LAKESHORE BLVD HOWEY IN THE HILLS FL 34737 .
Property ID Number: 2520250200A1101100

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement. You are notified that a violation(s) of the following Howey in the Hills Land Development Code exists at the above-described location.

Tree Permit LDC Chap 7.12.01

Any person who proposes to cut down, move, remove, or destroy any tree, including those on single family lots, shall first obtain a tree removal permit from the Town. Requests for tree removal permits shall be made to the Public Works Director. Trees that are located on vacant, undeveloped land shall not be removed except as permitted through the development of the site. Trees that are on the Town's prohibited tree list may be removed without a permit.

Observed a large oak tree located in the front yard of this property had been removed/cut down without first obtaining a town permit or a tree assessment report from a ISA certified arborist, per Florida Statute 163.045.

The following action must be taken to correct the above stated violation(s):

You must mitigate the illegal tree removal by planting trees on a one inch DBH to a one inch caliper basis, times three. A log measured after removal measured 65 inches with a diameter of 20.7 inches. A total of 62 inches needs to be planted on the property. You may accomplish this by planting different caliper size trees equaling 62 inches. However, a canopy tree, minimum size at planting is 4 inches DBH at 10 feet in height. For understory trees, minimum size at planting is 2 and one half inches DBH at 8 feet in height.

The correspondence will serve as official notification that the above stated violations must be corrected before 03/06/2023. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to **\$5,000** per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,

Azure Botts
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 8.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		<p>A) Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B) Received by (Printed Name) C) Date of Delivery</p> <p>D) Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, enter delivery address below</p>	
1. Article Addressed to: James R & Kathleen C. Lieffort 900 N. Lakeshore Blvd Howey-in-the-Hills, FL 34737		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	
2. Article Number (Assigned by USPS) 7021 3720 0002 0796 535A		4. Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt			

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$5.50 (Includes Postage and Insurance up to \$500)
Return Receipt (Hard Copy) \$2.80
Return Receipt (Electronic) \$0.00
Certified Mail Restricted Delivery \$0.00
Adult Signature Required \$0.00
Insured Mail Restricted Delivery \$0.00

Postage
\$0.00

Total Postage and Fees
\$5.50

Sent to
900 N Lakeshore

DELIVERED BY FIRST CLASS MAIL PERMIT NO. 1000 HOWEY IN THE HILLS FL 34737

City: HOWEY IN THE HILLS FL 34737

PS Form 3800, April 2015 PSN 7530-02-000-9047 See item 1150 for instructions

TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA, a municipal corporation,

Y

CASE NO: CE-23-01-0013

Defendant

TO: James R & Kathleen C Licffort

YOU ARE NOTIFIED that the Special Magistrate of the Town of Howey-In-The-Hills, Florida, has scheduled a hearing on your alleged violation(s) of Chapter 7, Section(s) 7.12.01, of the Town of Howey-In-The-Hills' Land Development Code. The hearing before the Special Magistrate is scheduled for 2:00A.M., on the 27th day of April 2023, or as soon thereafter as can be heard, in Council Chambers, Town Hall, Howey-In-The-Hills, Florida.

This hearing will be held even if alleged violation(s) has been corrected prior to meeting.

Any person who decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

Dated this 23rd day of March, 2023

Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served

Time Served

Served By

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p> <p>1. Article Addressed to:</p> <p>James & Kathleen Liefert 900 N LAKESHORE BLVD HOWEY IN THE HILLS, FL 34737</p> <p>9500 9402 7872 2122 4137 42</p> <p><small>Barcode Number Transfer from service label</small></p> <p>7021 2720 0002 0796 5419</p>		<p>A. Signature <input checked="" type="checkbox"/> Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received By (Printed Name) John Liefert</p> <p>C. Date of Delivery 2/24/22</p> <p>D. Is delivery address different from item IV? If YES, enter delivery address below: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>2. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p><input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation with Restricted Delivery</p>	
<p>PS Form 3811, July 2020 PSN 7530-02-000-0003</p>		<p>Domestic Return Receipt</p>	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com . Houses-in-the-Hills, FL 34737	
Certified Mail Fee \$4.15 Extra Services & Fees (see back, add to total) <input type="checkbox"/> Return Receipt (hardcopy) \$3.00 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certificate of Mailing and Delivery \$0.00 <input type="checkbox"/> Adult Signature Required and \$4.00 <input type="checkbox"/> No Adult Signature Required and Delivery \$0.00	0336 04 Postmark None 02/23/2013
Total Postage and Fees \$8.15	
Sent To: 900 N Lakeshore Street and Apt. No., or PO Box No. City, State, ZIP+4®	

7.12.00 TREE REMOVAL PROCESS

A. Any person who proposes to cut down, move, remove, or destroy any tree, including those on single family lots, shall first obtain a tree removal permit from the Town. Requests for tree removal permits shall be made to the Public Works Director. Trees that are located on vacant, undeveloped land shall not be removed except as permitted through the development of the site. Trees that are on the Town's prohibited tree list may be removed without a permit

Florida Statute

- **163.045 Tree pruning, trimming, or removal on residential property.—**
- (2) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on a residential property if the property owner possesses documentation from an arborist certified by the ISA or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A tree poses an unacceptable risk if removal is the only means of practically mitigating its risk below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices - Tree Risk Assessment, Second Edition (2017).

Jan 5, 2023 at 2:33:26 PM
900 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:33:50 PM
900 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:34:03 PM
900 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:34:44 PM
900 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:36:16 PM
N Tangerine Ave
Howey-in-the-Hills FL 34737
United States



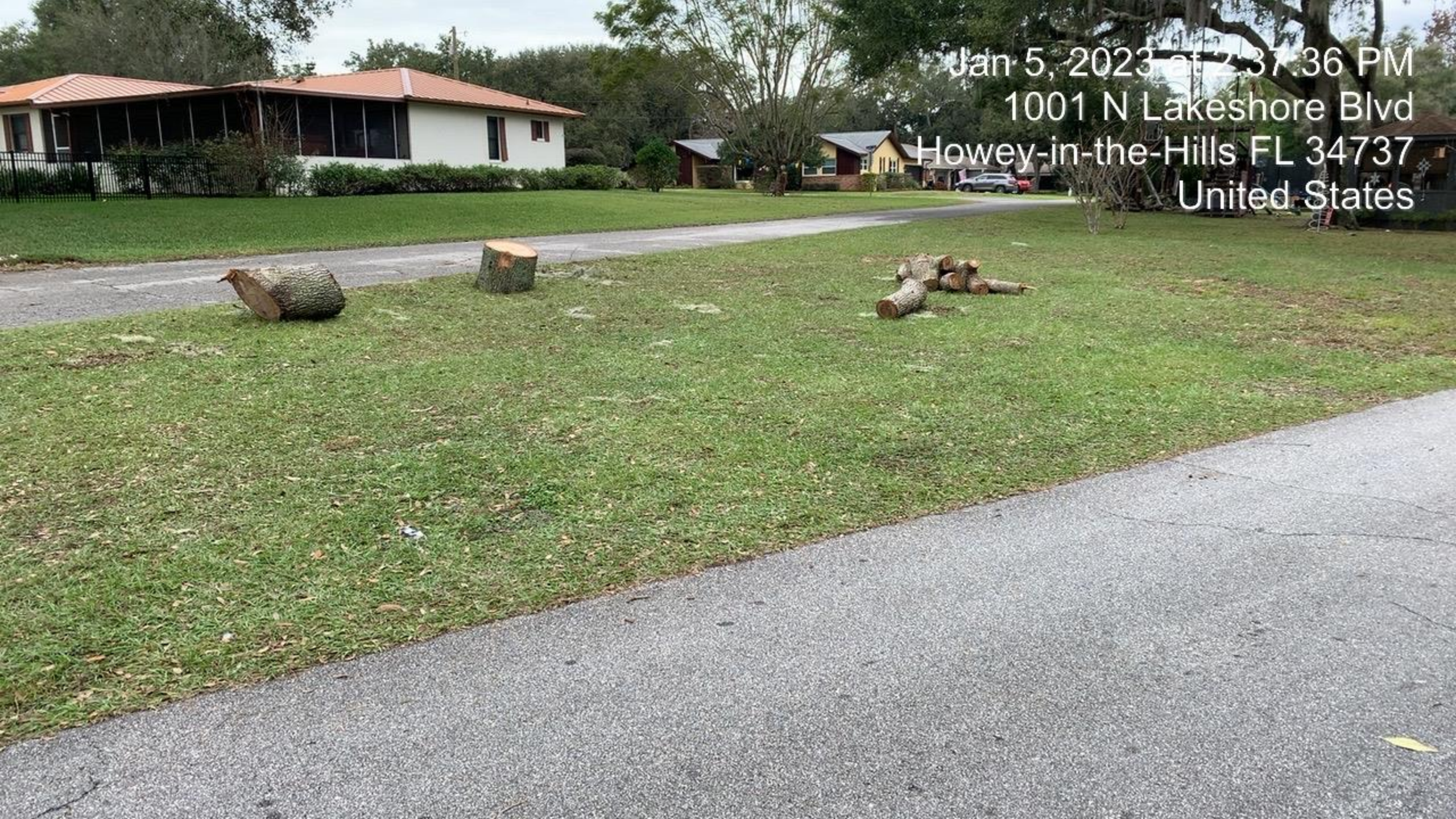
Jan 5, 2023 at 2:37:17 PM
411 E Orchid Way
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:37:06 PM
411 E Orchid Way
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:37:36 PM
1001 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Jan 5, 2023 at 2:38:29 PM
N Tangerine Ave
Howey in the Hills FL 34737
United States



Jan 11, 2023 at 5:18:09 PM
900 N Lakeshore Blvd
Howey-in-the-Hills FL 34737
United States



Town of Howey-in-the-Hills Vs FKH SFR C1 LP c/o First Key Homes LLC

- In reference to:
 - Case# CE-22-09-0240
 - Property located at 202 Marilyn Ave
 - ALKEY 2727713



Notice of Violation

09/02/2022

FKH SHR C1 L.P. C/O FIRST KEY HOMES LLC
1850 PARKWAY PL STE 900
MARIETTA, GA 30067

C.T. CORPORATION SYSTEM
1700 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Re: Case Number: CE-22-09-0240
Subject Property: 202 MARILYN AVE HOWEY IN THE HILLS FL 34737
Property ID Number: 35202504000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement, You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above described location.

Adoption by reference of State standards, Chapter 61, Sec. 61-1
There is hereby adopted by reference the Florida Building Code.

Florida Building Code 105.1

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Observed pictures of roof damage caused by a tree falling through the roof. The extent of damage would require permits and engineer drawings. None of which have been submitted, applied for, or issued.

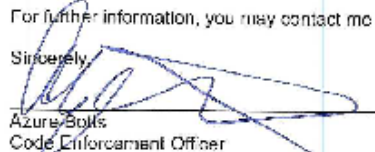
The following action must be taken to correct the above stated violation(s):

Must submit all required documentation and obtain all required permits and inspections for the structural repair of the damaged roof.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/28/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,


Azure Bolls
Code Enforcement Officer

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>CT Corporation System 1200 South Pine Island Rd Plantation, FL 33324</p>		<p>B. Received by (Printed Name) SEP 12 2022</p> <p>C. Date of Delivery SEP 12 2022</p>	
<p>2. Article Number (Transfer from service label) 7021 2720 0002 0796 5174</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery</p>		<p>E. Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 6641 1060 8688 48</p>		<p>CT CORPORATION</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9083 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

For: **Lapudale, FL 33324**

Certified Mail Fee	\$4.00	0336
Extra Services & Fees (Maximum fee for all extra services)	\$5.25	3
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Overweight and/or Oversized Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	
Date	09/06/2022	
Postmark	None	
Signature	<i>202 Marilyn</i>	
City, State, ZIP+4®	Plantation, FL 33324	

PS Form 3806, April 2015 PSN 7530-02-000-907 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>■ Complete items 1, 2, and 3.</p> <p>■ Print your name and address on the reverse so that we can return the card to you.</p> <p>■ Attach this card to the back of the mailpiece, or on the front if space permits.</p>		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
<p>1. Article Addressed to:</p> <p>First SFR C1 LP C/O Firstkey Homes LLC 4400 Parkway PL STE 900 Marietta, GA 30067</p>		<p>B. Received by (Printed Name) SEP 12 2022</p> <p>C. Date of Delivery SEP 12 2022</p>	
<p>2. Article Number (Transfer from service label) 7021 2720 0001 1047 8723</p>		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail</p>		<p>E. Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>	
<p>9590 9402 6641 1060 8688 53</p>		<p>Firstkey Homes LLC</p>	

PS Form 3811, July 2020 PSN 7530-02-000-9083 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

For: **Marietta, GA 30067**

Certified Mail Fee	\$4.00	0336
Extra Services & Fees (Maximum fee for all extra services)	\$3.25	8
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Overweight and/or Oversized Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	
Date	09/06/2022	
Postmark	None	
Signature	<i>202 Marilyn</i>	
City, State, ZIP+4®	Marietta, GA 30067	

PS Form 3806, April 2015 PSN 7530-02-000-907 See Reverse for Instructions



Azure Bull

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

Fort Lauderdale, FL 33324

Certified Mail Fee \$4.00 Extra Service Charge (see instructions for details) <input type="checkbox"/> Return Receipt (hardcopy) \$3.75 <input type="checkbox"/> Return Receipt (electronic) \$0.00 <input type="checkbox"/> Certified Mail Restricted Delivery \$0.00 <input type="checkbox"/> Adult Signature Required \$0.00 <input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	0336 04 Postmark Here 11/18/2022
Postage \$0.00 Total Postage and Fees \$7.85	
Sent To <i>202 morilyn perkins</i> Street and Apt. No., P.O. Box No. City, State ZIP+4® PS Form 3800, April 2015 PSN 7530-02-000-907 See Reverse for Instructions	

BEFORE THE SPECIAL MAGISTRATE
OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS,)
FLORIDA, a municipal corporation,)

Plaintiff,)

v.)

FKH SFR C L P
c/o FIRSTKEY HOMES LLC)

Defendant)

CASE NO: CR-22-09-0240

NOTICE OF HEARING


TO: FKH SFR C L P

YOU ARE NOTIFIED that the Special Magistrate of the Town of Howey-In-The-Hills, Florida, has scheduled a hearing on your alleged violation(s) of Chapter 61, Section(s) 61-1, Code of the Town of Howey-In-The-Hills Code of Ordinances. Reference to the Florida Building Code; Chapter 1, Section(s) 105.1. The hearing before the Special Magistrate is scheduled for 9:00A.M., on the 27th day of April 2023, or as soon thereafter as can be heard, in Council Chambers, Town Hall, Howey-In-The-Hills, Florida.

This hearing will be held even if alleged violation(s) has been corrected prior to meeting.

Any person who decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

Dated this 23rd day of March, 2023


Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served _____

Time Served _____

Served By _____

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CT Corporation System
1200 South Pine Island Rd
Plantation, FL 33324

2. Article Number (Transfer from service label)

7021 2720 0002 0796 5464

PS Form 3811, July 2020 PSN 7530-02-000-9002 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Print Name) ☐ Yes ☐ No

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

E. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collection Delivery ☐ Signature Confirmation™
☐ Collection Delivery Restricted Delivery ☐ Signature Confirmation™
☐ Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9002 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Fort Lauderdale, FL 33324

Certified Mail Fee \$4.15

Postage \$0.63

Total Postage and Fees \$4.78

Sent to 202 Marilyn Ave
Owner and Add. No. or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9002 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

First Street Homes LLC
1850 Parkway Pl Ste 300
Marietta, Ga 30067

2. Article Number (Transfer from service label)

7021 2720 0002 0796 5457

PS Form 3811, July 2020 PSN 7530-02-000-9002 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Print Name) ☐ Yes ☐ No

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No

E. Service Type

☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™
☐ Collection Delivery ☐ Signature Confirmation™
☐ Collection Delivery Restricted Delivery ☐ Signature Confirmation™
☐ Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9002 Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Marietta, GA 30067

Certified Mail Fee \$4.15

Postage \$0.63

Total Postage and Fees \$4.78

Sent to 202 Marilyn Ave
Owner and Add. No. or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9002 See Reverse for Instructions

Code of Ordinances Chapter 61, Section
61-1

There is hereby adopted by reference
the Florida Building Code.

- Florida Building Code Chapter 1 Section 105
Permits
- **[A]105.1 Required.**
- Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*



















Jul 28, 2022, 6:31 PM



Jul 28, 2022, 6:31 PM



Jul 28, 2022, 6:31 PM



Jul 28, 2022, 6:31 PM



Jul 28, 2022, 6:32 PM



Jul 28, 2022, 6:36 PM



Town of Howey-in-the-Hills Vs Sarah A Hollenbach & Jeffrey Friend

- In reference to:
 - Case# CE-22-08-0154
 - Property located at 601 S Florida Ave
 - ALKEY 1256691



Notice of Violation

09/09/2022

HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-08-0154
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737 ,
Property ID Number: 262025020000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement, You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Excessive or Untended Growth of Vegetation Sec. 127-3

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth or other vegetation on a parcel of property endangers the public's health, safety and welfare and adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. For purposes of this section, a parcel of property includes the area located between the property line of a parcel of property and up to the edge of the street or curb. Additionally, for purposes of this section, weeds, undergrowth or other vegetation shall be considered excessive and untended if their height exceeds 12 inches or if the property on which the weeds, undergrowth or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin or wild animals or may, or does, furnish a breeding place for mosquitos.

Observed grass in rear yard exceeds 12 inches in height.

The following action must be taken to correct the above stated violation(s):

You must mow/cut grass/weeds below 12 inches in height.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,


Azure Batts
Code Enforcement Officer

Signature and Title of Recipient

Printed Name of Recipient



Affidavit of Posting

04/13/2023

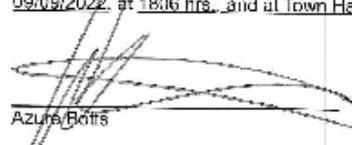
HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-08-0154

THE DESCRIPTION OF THE DOCUMENT(S) SERVED:


1. Notice of Violation

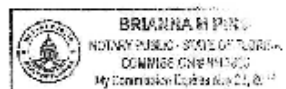
I Azure Botts, Code Enforcement Officer, hereby swear and affirm that I have personally posted the above described document(s) for the above respondent(s) at 601 S Florida Ave. Howey-in-the-Hills, FL 34737, on 09/09/2022 at 1806 hrs. and at Town Hall.


Azure Botts

STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me this 04/13/2023 by Azure Botts.


Notary Public



Type of identification produced: Personally known

Sep 9, 2022 at 6:06:46 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Notice of Violation

09/09/2022

HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-08-0154
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737
Property ID Number: 262025020000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement, you are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Excessive or Untended Growth of Vegetation Sec. 127-3
Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth or other vegetation on a parcel of property endangers the public's health, safety and welfare and adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. For purposes of this section, a parcel of property includes the area located between the property line of a parcel of property and up to the edge of the street or curb. Additionally, for purposes of this section, weeds, undergrowth or other vegetation shall be considered excessive and untended if their height exceeds 12 inches or if the property on which the weeds, undergrowth or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin or wild animals or may, or does, furnish a breeding place for mosquitos.

Observed grass in rear yard exceeds 12 inches in height.

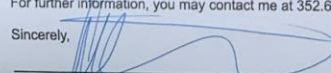
The following action must be taken to correct the above stated violation(s):

You must mow/cut grass/weeds below 12 inches in height.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,


Azure Bolts
Code Enforcement Officer

Signature and Title of Recipient

Printed Name of Recipient

Sep 9, 2022 at 6:06:40 PM
601 S. Florida Ave
Howey-in-the-Hills FL 34737
United States

Sep 9, 2022 at 8:43:47 PM
111 N Palm Ave
Howey-in-the-Hills FL 34737
United States



Notice of Violation

09/09/2022

HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-08-0154
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737 ,
Property ID Number: 26202502000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement. You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Excessive or Untended Growth of Vegetation Sec. 127-3

Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth or other vegetation on a parcel of property endangers the public's health, safety and welfare and adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. For purposes of this section, a parcel of property includes the area located between the property line of a parcel of property and up to the edge of the street or curb. Additionally, for purposes of this section, weeds, undergrowth or other vegetation shall be considered excessive and untended if their height exceeds 12 inches or if the property on which the weeds, undergrowth or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin or wild animals or may, or does, furnish a breeding place for mosquitos.

Observed grass in rear yard exceeds 12 inches in height.

The following action must be taken to correct the above stated violation(s):

You must mow/cut grass/weeds below 12 inches in height.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,

Azure Botts
Code Enforcement Officer

Signature and Title of Recipient

Printed Name of Recipient

BEFORE THE SPECIAL MAGISTRATE
OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS,)
FLORIDA, a municipal corporation,)

Plaintiff,)

v.)

HOLLENBACH, SARAH A &
JEFFREY FRIEND)

Defendant)

CASE NO: CE-22-08-0154

NOTICE OF HEARING

TO: FKH SFR CI LP

YOU ARE NOTIFIED that the Special Magistrate of the Town of Howey-In-The-Hills, Florida, has scheduled a hearing on your alleged violation(s) of Chapter 127, Section(s) 127-3, of the Town of Howey-In-The-Hills Code of Ordinances. The hearing before the Special Magistrate is scheduled for 9:00A.M. on the 27th day of April 2023, or as soon thereafter as can be heard, in Council Chambers, Town Hall, Howey-In-The-Hills, Florida.

This hearing will be held even if alleged violation(s) has been corrected prior to meeting.

Any person who decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

Dated this 23rd day of March, 2023


Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served

Time Served

Served By

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hollenbach Sarah A & Jeffrey Friend
601 S FLORIDA AVE

HOWEY IN THE HILLS, FL 34737



2. Article Number (transfer from service label)

7023 2720 0002 0796 5426

PS Form 3811, July 2020 PSN 7580-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

S. Hollenbach

☐ Agent

☒ Addressee

C. Date of Delivery

3/24/23

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

☐ Signature Confirmation Restricted Delivery

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Howey-in-the-Hills, FL 34737

Certified Mail Fee

\$4.15

Postage

\$0.63

Total Postage and Fees

\$8.13

Postmark

Here

Date

03/23/2023

Delivered to

601 S Florida

Street and Apt. No., or PO Box

City, State, ZIP+4®

PS Form 3800, April 2010 PSN 7530-02-000-9053

See Reverse for Instructions

Sec. 127-3. - Excessive or untended growth of vegetation.

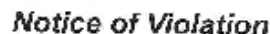
Except as otherwise provided in this chapter, the existence of an excessive growth of weeds, undergrowth or other vegetation on a parcel of property endangers the public's health, safety and welfare and adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. For purposes of this section, a parcel of property includes the area located between the property line of a parcel of property and up to the edge of the street or curb. Additionally, for purposes of this section, weeds, undergrowth or other vegetation shall be considered excessive and untended if their height exceeds 12 inches or if the property on which the weeds, undergrowth or other vegetation is located may reasonably be expected to become, or is, infested or inhabited by rodents, vermin or wild animals or may, or does, furnish a breeding place for mosquitos.

Jan 31, 2023 at 3:57:07 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Town of Howey-in-the-Hills Vs Sarah A Hollenbach & Jeffrey Friend

- In reference to:
 - Case# CE-22-08-0071
 - Property located at 601 S Florida Ave
 - ALKEY 1256691



Sincerely,



2720 0001 1047 8631
7021 2720 0001 1047 8631



CEHILIFIED WARM



\$7.85

[illegible]



Notice of Violation

09/09/2022

HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0071
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737,
Property ID Number: 26202502000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement, You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Accumulation of Junk. Chapter 127, Sec. 127-4

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated or allow junk to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of junk upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

Accumulation of Refuse Sec. 127-2

Except as otherwise provided in this chapter, no person shall accumulate refuse, cause refuse to be accumulated or allow refuse to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of refuse upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

Observed junk, rubbish, and refuse consisting of but not limited to: rugs, appliances, buckets, wood, wire, light fixtures, plastic tubs, and plastic containers located in the yard and under the carport.

The following action must be taken to correct the above stated violation(s):

You must remove all junk, rubbish, and refuse from property.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,


Azura Rottis
Code Enforcement Officer



Affidavit of Posting

09/16/2022

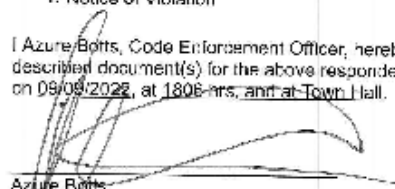
HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0071

THE DESCRIPTION OF THE DOCUMENT(S) SERVED:

1. Notice of Violation


I Azure Botts, Code Enforcement Officer, hereby swear and affirm that I have personally posted the above described document(s) for the above respondent(s) at 601 S FLORIDA AVE HOWEY IN THE HILLS, FL 34737, on 09/09/2022, at 1806 hrs, and at Town Hall.



Azure Botts

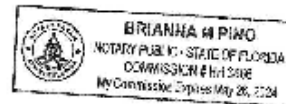
STATE OF FLORIDA
COUNTY OF LAKE

Sworn to (or affirmed) and subscribed before me this 09/19/2022 by Azure Botts.



Notary Public

Type of identification produce: Personally known



Sep 9, 2022 at 6:06:34 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Notice of Violation

09/09/2022
HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0071
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737
Property ID Number: 26202502000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement, You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Accumulation of Junk Sec. 127-4

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated or allow junk to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of junk upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. Junk is defined as, Junk. Scrap metal or any dismantled, partially dismantled, nonoperative or discarded machinery, appliance, equipment, vehicle or boat, or part thereof. Any vehicle which does not have a current certificate of registration and current license tag shall be irrebuttably presumed to be "junk." Any item of tangible personal property, designed to be used in an environment which is protected from the elements, such as the interior of a building, shall be irrebuttably presumed to be "junk" if the item is stored outside.

Accumulation of Refuse Sec. 127-2

Except as otherwise provided in this chapter, no person shall accumulate refuse, cause refuse to be accumulated or allow refuse to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of refuse upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

Observed junk, rubbish, and refuse consisting of but not limited to: rugs, appliances, buckets, wood, wire, light fixtures, plastic tubs, and plastic containers located in the yard and under the carport.

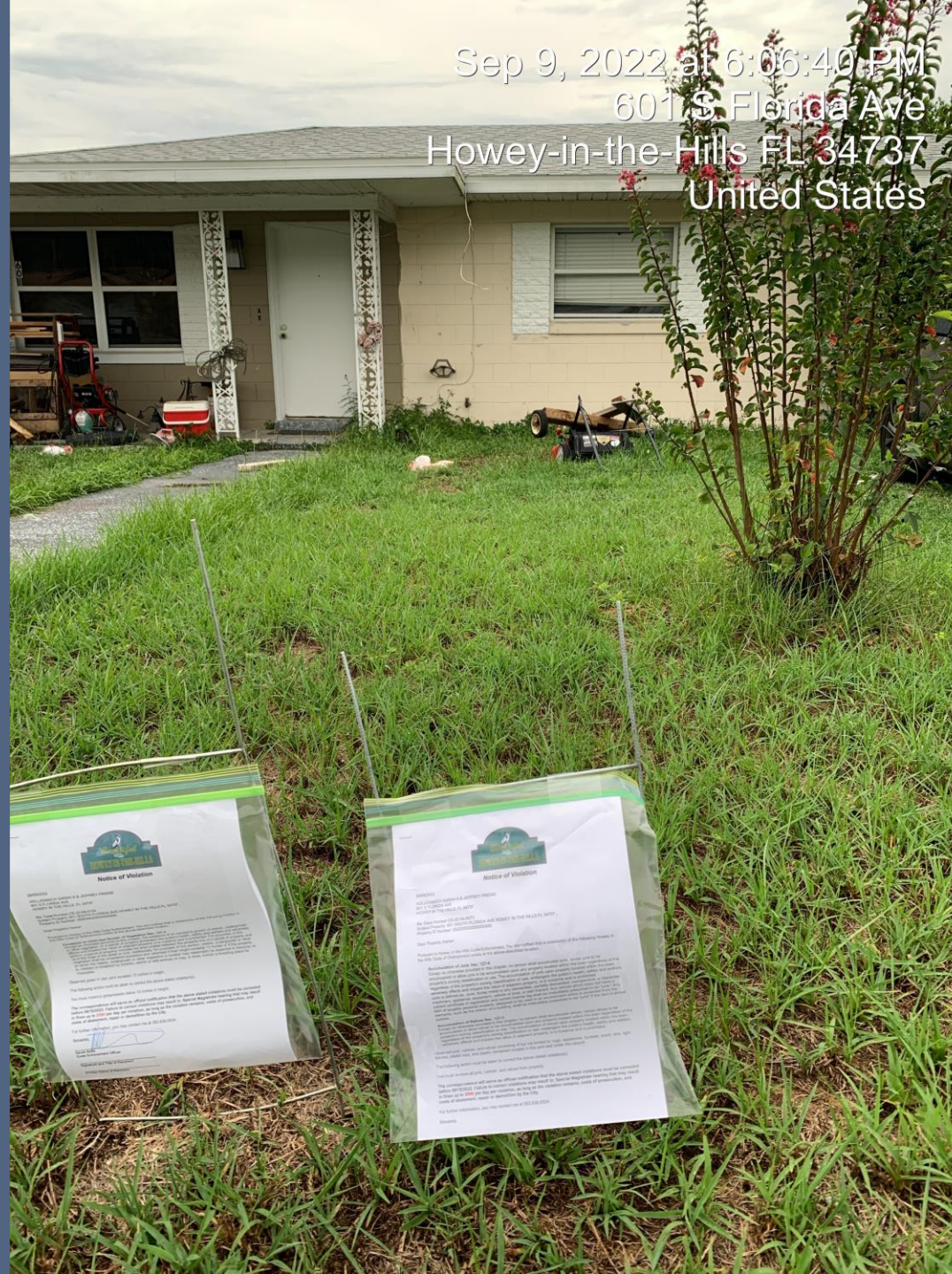
The following action must be taken to correct the above stated violation(s):
You must remove all junk, rubbish, and refuse from property.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,

Sep 9, 2022 at 6:06:40 PM
601 S. Florida Ave
Howey-in-the-Hills FL 34737
United States



Sep 9, 2022 at 8:44:06 PM
101 N Palm Ave
Howey-in-the-Hills FL 34737
United States



Notice of Violation

09/09/2022

HOLLENBACH SARAH A & JEFFREY FRIEND
601 S FLORIDA AVE
HOWEY IN THE HILLS, FL 34737

Re: Case Number CE-22-04-0071
Subject Property: 601 SOUTH FLORIDA AVE HOWEY IN THE HILLS FL 34737 ,
Property ID Number: 26202502000000200

Dear Property Owner:

Pursuant to Howey in the Hills Code Enforcement. You are notified that a violation(s) of the following Howey in the Hills Code of Ordinance(s) exists at the above-described location.

Accumulation of Junk Sec. 127-4

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated or allow junk to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of junk upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited. Junk is defined as, Junk: Scrap metal or any dismantled, partially dismantled, nonoperative or discarded machinery, appliance, equipment, vehicle or boat, or part thereof. Any vehicle which does not have a current certificate of registration and current license tag shall be irrebuttably presumed to be "junk." Any item of tangible personal property, designed to be used in an environment which is protected from the elements, such as the interior of a building, shall be irrebuttably presumed to be "junk" if the item is stored outside.

Accumulation of Refuse Sec. 127-2

Except as otherwise provided in this chapter, no person shall accumulate refuse, cause refuse to be accumulated or allow refuse to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of refuse upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

Observed junk, rubbish, and refuse consisting of but not limited to; rugs, appliances, buckets, wood, wire, light fixtures, plastic tubs, and plastic containers located in the yard and under the carport.

The following action must be taken to correct the above stated violation(s):

You must remove all junk, rubbish, and refuse from property.

The correspondence will serve as official notification that the above stated violations must be corrected before 09/18/2022. Failure to correct violations may result in: Special Magistrate hearing that may result in fines up to \$500 per day per violation, as long as the violation remains, costs of prosecution, and costs of abatement, repair or demolition by the City.

For further information, you may contact me at 352.638.0524.

Sincerely,

BEFORE THE SPECIAL MAGISTRATE
OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA

TOWN OF HOWEY-IN-THE-HILLS,
FLORIDA, a municipal corporation,

Plaintiff,

v.

HOLLENBACH, SARAH A &
JEFFREY FRIEND

Defendant

CASE NO: CE-22-04-0071

NOTICE OF HEARING

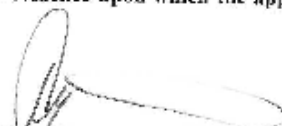
TO: FKH SFR CULP

YOU ARE NOTIFIED that the Special Magistrate of the Town of Howey-In-The-Hills, Florida, has scheduled a hearing on your alleged violation(s) of Chapter 127, Section(s) 127-2 and 127-4, of the Town of Howey-In-The-Hills Code of Ordinances. The hearing before the Special Magistrate is scheduled for 9:00 A.M., on the 27th day of April 2023, or as soon thereafter as can be heard, in Council Chambers, Town Hall, Howey-In-The-Hills, Florida.

This hearing will be held even if alleged violation(s) has been corrected prior to meeting.

Any person who decides to appeal any decision made by the Special Magistrate with respect to any matter considered at the above hearing shall need a record of the proceedings. Such person needs to ensure that a verbatim record of the proceedings, including the testimony and evidence upon which the appeal is to be based, is made.

Dated this 23rd day of March, 2023



Code Enforcement Officer
Town of Howey-In-The-Hills, Florida

Date Served _____

Time Served _____

Served By _____

Sec. 127-1. - Definitions.

- *Refuse*: All putrescible and nonputrescible solid wastes (except body wastes), including but not limited to garbage, rubbish, ashes, street cleanings, dead animals, abandoned automobiles, junk and solid market and industrial wastes.
- *Junk*: Scrap metal or any dismantled, partially dismantled, nonoperative or discarded machinery, appliance, equipment, vehicle or boat, or part thereof. Any vehicle which does not have a current certificate of registration and current license tag shall be irrebuttably presumed to be "junk." Any item of tangible personal property, designed to be used in an environment which is protected from the elements, such as the interior of a building, shall be irrebuttably presumed to be "junk" if the item is stored outside.

Sec. 127-2 Accumulation of Refuse

Except as otherwise provided in this chapter, no person shall accumulate refuse, cause refuse to be accumulated or allow refuse to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of refuse upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

Sec. 127-4 Accumulation of Junk

Except as otherwise provided in this chapter, no person shall accumulate junk, cause junk to be accumulated or allow junk to be accumulated upon any property located within the town regardless of the property's zoning classification or use. The accumulation of junk upon property located within the town, regardless of the property's zoning classification or use, endangers the public's health, safety and welfare, adversely affects and impairs the value of adjacent property, is a nuisance and is prohibited.

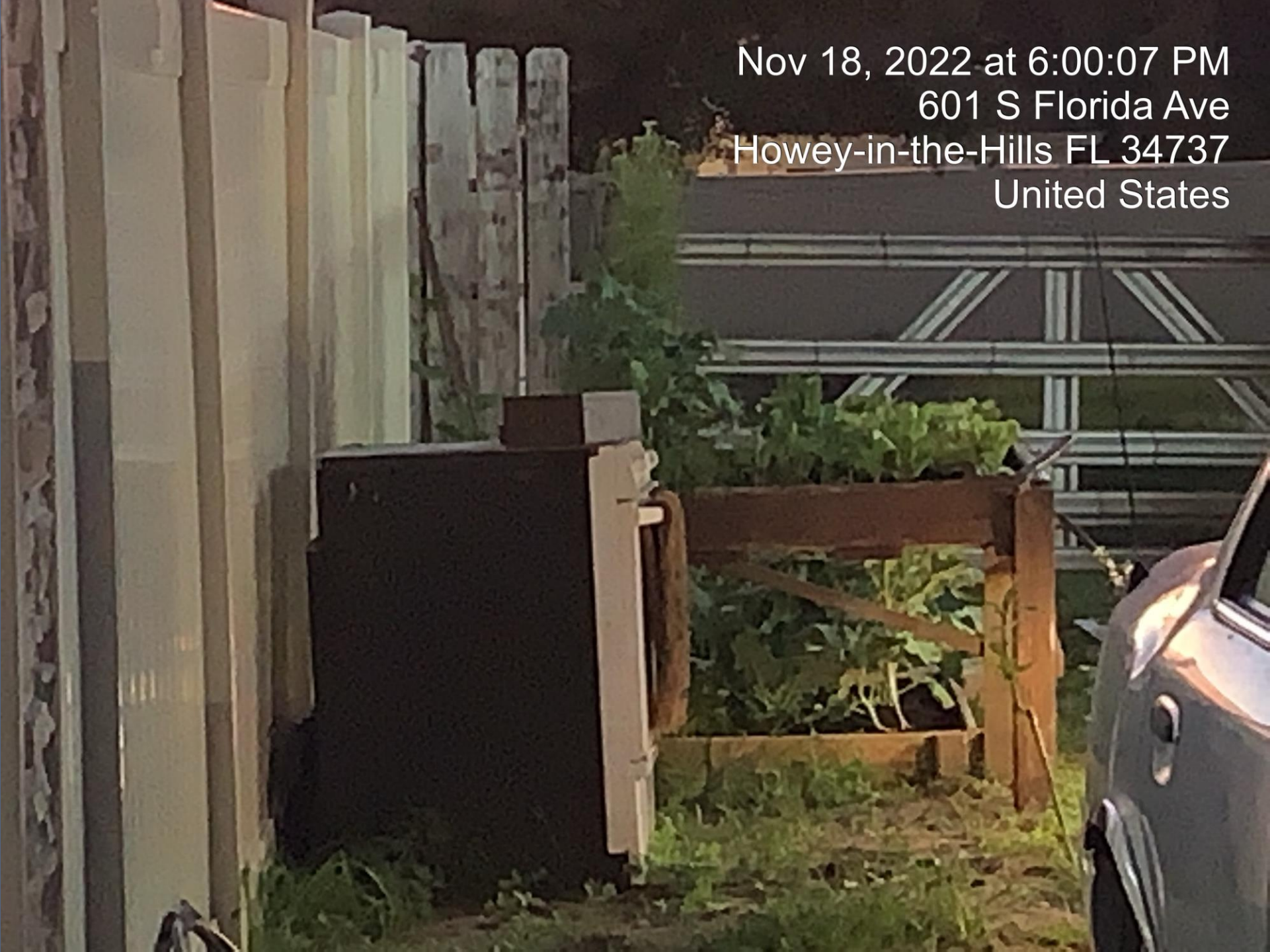
Nov 18, 2022 at 5:59:29 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Nov 18, 2022 at 5:59:39 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Nov 18, 2022 at 6:00:07 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Nov 18, 2022 at 6:00:42 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Jan 31, 2023 at 3:57:24 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Jan 31, 2023 at 3:57:42 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Jan 31, 2023 at 3:57:49 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Jan 31, 2023 at 3:58:06 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Jan 31, 2023 at 3:58:10 PM
602 S Florida Ave
Howey-in-the-Hills FL 34737
United States



Sep 9, 2022 at 6:06:53 PM
601 S Florida Ave
Howey-in-the-Hills FL 34737
United States

