

**REGULAR MEETING  
OF THE SPECIAL MAGISTRATE  
TOWN OF LADY LAKE, FLORIDA**

**October 27, 2015**

The special meeting of the Special Magistrate was held in the Town Hall Commission Chambers at 409 Fennell Blvd., Lady Lake, Florida. The meeting convened at 10:30 a.m.

**TOWN STAFF PRESENT:** Aaron Graulau, Code Enforcement Officer; Beverly Lemay Staff Assistant; and Nancy Slaton, Deputy Town Clerk

**CALL TO ORDER:** Valerie Fuchs, Special Magistrate, called the meeting to order at 10:30 a.m.

**PLEDGE OF ALLEGIANCE:** All present stood to recite the Pledge of Allegiance.

**SWEARING IN:** Special Magistrate Valerie Fuchs requested Code Enforcement Officer Aaron Graulau be sworn in as no one else was present from the public on these cases for testimony purposes.

Special Magistrate Valerie Fuchs asked staff if there were any changes to today's agenda.

Code Enforcement Officer Aaron Graulau reported that two cases on this morning's agenda have come into compliance prior to the meeting: Item #2, Case No. 15-5473 and Item #3, Case No.15-550.2

**Approval of August 24, 2015 and September 29, 2015 Minutes**

Special Magistrate Valerie Fuchs accepted and signed the meeting minutes into the record as presented.

**New Business:**

**1. Case No. 15-5524 – 614 Ray St. – Branch Banking and Trust – Town of Lady Lake Code of Ordinances Sec. 7-67 – High Grass, Garbage, and Trash**

Code Enforcement Officer Aaron Graulau presented the background on this case. He stated that this property is in violation of the Town of Lady Lake Code of Ordinances Sec. 7-67 for high grass, garbage and trash. He reported that a courtesy notice was sent to the property owner on September 30, 2015. He stated that several subsequent inspections have been performed and the property remains in violation as of 10 a.m. this morning.

Mr. Graulau stated a Notice of Hearing was sent to the registered agent by certified mail on October 12, 2015. He stated that the property was registered as set forth by ordinance on October 14, 2015, yet mowing remains an issue. Mr. Graulau stated the property remains overgrown and is generating numerous complaints from residents of close proximity.

Mr. Graulau stated that staff's recommendation is to afford the property owner ten days to comply or a fine of \$50.00 per day be assessed thereafter.

The Special Magistrate reviewed the evidence and stated for the record that there was no one present in the audience regarding this case.

*Special Magistrate Valerie Fuchs stated that based on the testimony and evidence presented on Case No. 15-5524, she did find that the owner was in violation of the Town of Lady Lake's Code of Ordinances Sec. 7-67 for high grass, garbage and trash.*

*The owner has 10 days to come into compliance for the 2015 violation or a fine of \$50.00 per day will begin to accrue on the 11th day. This order will be recorded as a lien on the property if not paid. In addition, an administrative fee of \$87 is imposed to be paid within 10 days of today's hearing date. The violator shall contact Code Enforcement to confirm compliance. The violator has a right to request a hearing on the fine imposition by written request to the Town of Lady Lake within twenty (20) days of the commencement of the fine. When requested, such a hearing will be heard by the Special Magistrate. The property owner will get a copy of this order.*

**2. Case No. 15-5473 – Cierra Oaks Cir. – Fruitland Park Properties LLC – Town of Lady Lake Code of Ordinances Sec. 7-67 – High Grass, Garbage, and Trash**

This case has come into compliance.

**3. Case No. 15-5506 – 329 W. Lakeview St. – Alfred Jabbour & Nabil Mansour – Town of Lady Lake Code of Ordinances Sec. 7-67 – High Grass, Garbage, and Trash**

This case has come into compliance.

**ADJOURN:** With no further business to discuss, the meeting was adjourned at 10:35 a.m.

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Beverly Lemay, Staff Assistant

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Valerie Fuchs, Special Magistrate

Transcribed by Nancy Slaton, Deputy Town Clerk