

**City of DeFuniak Springs  
Special Magistrate Hearing  
Meeting Minutes  
Thursday, March 18, 2021  
2:00 p.m.  
City Council Chambers**

**A. CALL TO ORDER OF THE HEARING SESSION**

Special Magistrate Recca Rene Youell called the Special Magistrate Hearing to order at 2:01 p.m. and led the Court in the Pledge of Allegiance.

Staff present: Code Enforcement Officer Chris Strawn, Planning Director Chris Wallace, and City Clerk Maryanne Schrader.

Councilmember R. McKnight was also present.

Special Magistrate R. Youell swore in those present who planned to speak on their case.

**B. STATEMENT ADDRESSED TO RESPONDENTS AND WITNESSES OF PROCEDURES OF HEARINGS**

Special Magistrate R. Youell briefly presented the rules of the Court stating the Hearing is for code enforcement violations.

There was a brief interruption in proceedings to correct a technical issue.

**C. DOCKET:**

Code Enforcement Officer Chris Strawn stated he would provide testimony for the Holmes case first, as there were representatives present.

1. 2020-0000050

Physical Address of Parcel: South Park Street, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19450-000-0200

Property Owner: Estate of Gladys Holmes

Mailing Address: 3491 Hollow Tree Drive, Decatur, GA 30034

Violations: Chapter 5, Section 5-21. - Unsafe structures and Chapter 14, Section 14-2. - General Requirements

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Estate of Gladys Holmes. Jeffrey Toney, Sr., Esquire, came forward stating he represented the Estate of Gladys Holmes.

Code Enforcement Officer Chris Strawn presented Case 2020-0000050 with the following violations: Chapter 5, Section 5-21. - Unsafe structures and Chapter 14, Section 14-2. - General Requirements.

Code Enforcement Officer Chris Strawn went over the dates that he observed the structure was unsafe showing the building consisted of only four walls and no roof. He received a complaint on July 8<sup>th</sup> from a neighbor. He stated the property is within the city limits and is in various stages of decay. He went over the notices that were given and the dates the notices were sent via certified mail with returned receipts and proof of delivery. He added notices were also posted on the property and notices were posted at City Hall by the City Clerk. To date, there are no signs of improvement.

Code Enforcement Officer Chris Strawn requested the violations be corrected within thirty days, respondent arrange for re-inspection, and if the property he still not in compliance by the end of the period, a fine of \$50 a day be ordered until the property is brought into compliance.

Special Magistrate R. Youell asked the attorney to come forward for the respondent.

Jeffrey Toney, Sr., Esquire, of 502 N. Main Street in Crestview Florida stated he has been retained by the family to resolve the issue. They will not contest the testimony. He stated COVID has caused the family not to be able to address the issue adding the family has just retained him. He requested an extension of ninety days to resolve the complaint.

Greg Chrishon came forward stating he owns Triple C Landscaping and has been hired to take care of the property, which they believe is historic to the neighborhood. Greg Chrishon said he has to wait for the 811 flagging for utilities. He would like to secure the property, remodel it, and bring it back into compliance.

Special Magistrate R. Youell told him the main priority is to secure the building for the safety of the children in the neighborhood, and Mr. Chrishon explained how he will secure the building.

Jeffrey Toney, Sr., Esquire said he just received the case, so no probate has been done. Special Magistrate R. Youell suggested they may be able to do a summary probate.

Code Enforcement Officer Chris Strawn said he has no problem with extending the case for 90 days.

Special Magistrate R. Youell accepted the presentation for the record.

Special Magistrate R. Youell announced the Findings of Fact, Conclusions of Law and Order are made part of the record ruling.

Special Magistrate R. Youell said the Court will allow 90 days for correction and asked that he stay in communication with Officer Strawn. She asked that the windows and doors be boarded up to keep the children in the community safe. She ordered a fine of \$50 to be assessed if the property has not been corrected in 90 days.

2. Case: 2018-0000152

Physical Address of Parcel: 174 Aero Drive, DeFuniak Springs, FL 32433

Parcel: 21-3N-19-19010-002-0040

Property Owner: John and Mariyne Frymire

Mailing Address: 174 Aero Drive, DeFuniak Springs, FL 32433

Violations: Chapter 14, Section 14-3. - Violations enumerated and Chapter 18, Section 18-58.1. - Wrecked, junked, abandoned vehicles and other property

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, John and Mariyne Frymire, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2018-0000152 for the following: Chapter 14, Section 14-3. - Violations enumerated and Chapter 18, Section 18-58.1. - Wrecked, junked, abandoned vehicles and other property.

Code Enforcement Officer Chris Strawn provided a visual presentation depicting the violations. He noted junk and abandoned vehicles on the property. He went over the dates of each of the exhibits noting the trailer and RV did not have a tag. There were no improvements to date. He mentioned the pictures were taken from the street. He mentioned the violations go back to 2010. He went over the proper notices duly given by hand-delivery to the owner, certified mail was sent, and the City Clerk posted the notices at City Hall. He mentioned the reports were taken from the public record of Officer Stafford who had reported several of the violations, including the abandoned vehicles. He noted several extensions were given because of the coronavirus.

Code Enforcement Officer Chris Strawn noted the violations to this date are still observed, but the property is showing some signs of improvement. He requested that the owner correct the violations within 30 days. If he fails to comply with the order, a fine of \$50 a day should be ordered until property is brought into compliance. He said the owner has gotten rid of some of the vehicles, and a tag has since been placed on the trailer. He added he has spoken to the homeowner on how to address the issues.

Special Magistrate R. Youell accepted the presentation for the record and asked if anyone was present to speak on the case. No one was present on the case.

Special Magistrate R. Youell found the property is within the city limits and in violation.

Special Magistrate R. Youell closed the case and announced the Findings of Fact, Conclusions of Law and Order and to be made part of the record and recommended the respondent have 30 days to bring the property to compliance. A fine of \$50 a day is assessed and must bring the property into compliance within 30 days.

3. Case: 2020-0000016

Physical Address of Parcel: 60 Lee Street, DeFuniak Springs, FL 32435

Parcel: 36-3N-19-19510-00B-0120

Property Owner: Mathew Pridgen Jr.

Mailing Address: 60 Lee Street, DeFuniak Springs, FL 32435

Violations: Chapter 14, Section 14-3. - Violations enumerated

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Mathew Pridgen Jr., who was present.

Code Enforcement Officer Chris Strawn presented Case 2020-0000016 with the following:  
Violations: Chapter 14, Section 14-3. - Violations enumerated.

Code Enforcement Officer Chris Strawn provided visual exhibits of the property. He went over the dates of the noted violations. He mentioned the trailer loaded with scrap metal on the property. A neighbor called in the complaint. Warning and notices were sent, and due to the Coronavirus, several 30-day extensions were given. Several inspections were done, and the homeowner requested an extension several occasions. He went over the proper notices duly given stating he hand delivered notices, certified mail was delivered, and the City Clerk posted the notices at City Hall.

Code Enforcement Officer Chris Strawn stated as of today, the property does show some signs of improvement. The owner should arrange for inspection after it has been brought to compliance. Fine of \$25 a day until brought to compliance.

Bobby Fisher came forward stating he also lives at the property and has been trying to fix the property. He mentioned the owner is handicapped. Mr. Fisher asked for thirty days in order to get help in cleaning up.

Special Magistrate R. Youell accepted the presentation for the record.

Special Magistrate R. Youell said she appreciated the fact that he has tried to get the property back into compliance.

Special Magistrate R. Youell announced the Findings of Fact, Conclusions of Law and Order and made part of the record. The property must be brought into compliance within 45 days of today, and contact code enforcement for a re-inspection. A fine of \$25 per day will be assessed if the property is not brought into compliance.

4. Case: 2020-0000068

Physical Address of Parcel: 32 South 21st Street, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19070-001-8310

Property Owner: Robin Kent Padgett

Mailing Address: 327 Shoemaker Drive, DeFuniak Springs, FL 32433

Violations: Chapter 14, Section 14-2. - General Requirements

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Robin Kent Padgett, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000068 with the following:  
Violations: Chapter 14, Section 14-2. - General Requirements.

Code Enforcement Officer Chris Strawn went over the visuals of the exhibits for the property stating the property is within city limits. He mentioned it is a trailer park, and people reside in some of the trailers. He went over the dates depicting the dates of the violations.

Code Enforcement Officer Chris Strawn the trailer that was crushed has been removed, as well as parts of another trailer. The violations go back to 2020 noting that notices were posted on the property, sent via certified mail, and posted at City Hall by the City Clerk.

Code Enforcement Officer Chris Strawn noted some improvements have been made. He recommended that the respondent have 30 days to correct the violations, request re-inspections and a fine of \$200 a day be assessed until the property is brought into compliance.

Special Magistrate R. Youell noted several scrivener's corrections on dates and noted proper notice was posted for ten days.

Code Enforcement Officer Chris Strawn said there has never been a change in trailers since the trailer park was established. He believes there are twelve trailers, and they are not up to code. The owner lives on Shoemaker. He added he does not know if the residents pay rent.

Special Magistrate R. Youell noted no one was present to represent the respondent or the trailer park.

Special Magistrate R. Youell accepted the presentation for the record.

Special Magistrate R. Youell announced the Findings of Fact, Conclusions of Law and Order are made part of the record ruling.

Special Magistrate R. Youell stated the property is within city limits and in violation of city ordinances. Each trailer is in violation, separately, so a \$25.00 per trailer violation is ordered. Proper notice was given. Respondent must correct within 30 days and must contact code enforcement to get a reinspection. A fine of \$200 is ordered, which will accrue after 30 days of non-compliance.


**D. ADJOURN**

Special Magistrate R. Youell adjourned the Hearing at 3:00 p.m.



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The Honorable Magistrate Rea Rene Youell



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Maryanne Schrader, City Clerk  
*Proper Notice having been duly given*