

**Special Magistrate Hearing  
Meeting Minutes  
Thursday, May 20, 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 2:00 p.m. and led the Court in the Pledge of Allegiance.

Staff present: Code Enforcement Officer Chris Strawn, Lt. Richard Black, and City Clerk Maryanne Schrader.

Rudy Sangl was also in attendance.

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

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

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

**C. DOCKET:**

1. Case 2016-0000010

Physical Address of Parcel: 750 South 11th Street, DeFuniak Springs, FL 32435

Parcel: 34-3N19-19500-00C-0091

Property Owner: Rd2 Investments Inc.

Mailing Address: 239 Rubens Lane, DeFuniak Springs, FL 32433

Violations: Chapter 5, Section 5-21. - Unsafe Structures and Chapter 14, Section 14-3 (e). - Violations enumerated.

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Rd2 Investments Inc. with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented 2016-0000010 with the following violations: Chapter 5, Section 5-21. - Unsafe Structures and Chapter 14, Section 14-3 (e). - Violations enumerated.

Code Enforcement Officer Chris Strawn stated the property is in city limits. He went over the visual of the violations and provided dates. He noted the violations as he observed them. There was a previous violation under Mary Cotton. He reopened the violations to bring it forward for

the Special Magistrate process. He sent several notices of violations to the homeowner, certified mail, postings at hearing on City Hall front and at the property. There are no improvements on the property. Proper notice was given to respondent and noted the provisions of compliance. He asked for \$50 fine until the property is brought into compliance. He stated 2016, Ms. Cotton sold the property and on June 15, 2020, the respondent purchased the property. He did not locate any liens.

Special Magistrate R. Youell asked if anyone was here to speak.

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 rendered her decision on the case. An Order to correct the violations within 30 days, or a \$50 a day fine be assessed until corrections are made, and an inspection must be done to show proof of corrections.

2. Case 2019-0000179

Physical Address of Parcel: 237 Royal Drive, DeFuniak Springs, FL 32433

Parcel: 27-3N-19-19420-000-0150

Property Owner: Sonya A. Carroll

Mailing Address: 1215 Martin Road, DeFuniak Springs, FL 32433

Violations: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary Conditions General Requirements and Chapter 14, Section 14-3 - Violations enumerated

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Sonya A. Carroll, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2019-0000179 for the following: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary Conditions General Requirements and Chapter 14, Section 14-3 - Violations enumerated.

Code Enforcement Officer Chris Strawn provided a visual presentation depicting the violations. He stated the property is within the city limits. He presented the dates of the noted violations.

Code Enforcement Officer Chris Strawn stated he received a complaint of an overgrowth violation. He sent several certified letters with the first attempt unsuccessful and the second time, the green card was returned, as received. He noted the series of violations on the property. He noted that Ms. Carroll called him to discuss the violations on October 14, 2020, asking information on what she needed to do to correct the violations. He went over the Public Hearing notice that was sent by certified mail, posted on the property, and posted at City Hall. He received the green card back showing it was received. He noted the various certified mail notices, and the postings. The property has shown some improvement. Ms. Carroll called him two days ago to inform him that she and her son have COVID. He requested that the violations

be corrected within sixty days, call for a re-inspection, and if not within thirty days, a fine of \$50 a day per violation until the property is brought to compliance. He added there are only a few issues for Ms. Carroll to correct.

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

Code Enforcement Officer C. Strawn stated the property does not present a hazard to children. The house is empty, and the owner has replaced windows several times, but the windows have been damaged by vandalism.

Special Magistrate R. Youell rendered her decision to correct the violations within ninety days, or a \$50 a day fine assessed until corrections are made, and an inspection must be done to show proof of corrections.

3. Case 2019-0000188

Physical Address of Parcel: 124 North 9th Street, DeFuniak Springs, FL 32433

Parcel: 25-3N-19-19070-000-7960

Property Owner: Robert G. Raymond

Mailing Address: 124 North 9th Street, DeFuniak Springs, FL 32433

Violations: Chapter 18, Section 18-53 - Travel trailers, mobile homes, and manufactured homes

Code Enforcement Officer Chris Strawn noted the Respondent, Robert G. Raymond was present.

Code Enforcement Officer Chris Strawn presented Case 2019-0000188 for the following:  
Chapter 18, Section 18-53 - Travel trailers, mobile homes, and manufactured homes.

Code Enforcement Officer Chris Strawn went over the visual description of the violations regarding the respondent was living in a recreational vehicle without a permit. He noted the dates of the initial violation and noted several dates that a door knocker was left on the property. The case was also delivered to the police department. On January 27, 2020, the City Council suspended violations via a moratorium. In December 2020, the Council adopted a revised Ordinance, but Mr. Raymond is still in violation. He noted the dates of mailings and notices. He noted the Public Hearing Notice was sent via certified mail, posted on the front of City Hall, and he spoke to the respondent several times in person at City Hall. He noted that notices of Hearing were returned. Mr. Strawn stated he has had several conversations with Mr. Raymond on how to get the violations back to code. He proposed that the respondent correct the violation within thirty days and call for a re-inspection. He asked for a fine of \$25 per day until the property is brought into compliance.

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

Code Enforcement Officer C. Strawn went over the options he has given to Mr. Raymond to correct the problem.

Mr. Raymond described his situation and his failure to come into compliance. He mentioned the civil issue he has with the neighbor whose house has encroached on his property, adding he

cannot finance anything until the situation is resolved. He added the neighbor is in violation but that the neighbor's case could not come into this court because of a conflict of interest.

Special Magistrate R. Youell stated Mr. Raymond could pull a demolition permit to demolish the structure and be within compliance for a year. She provided several options to remediate the issue.

Special Magistrate R. Youell stated the goal is to beautify the city, ensure safety for the children, and make the city better overall.

Special Magistrate R. Youell mentioned if the demolition permit does not extend his case for one year, he should meet with the Code Enforcement Officer.

Special Magistrate R. Youell rendered the Order after hearing the case stating the property is in violation and proper notice was given. She stated Mr. Raymond has sixty days to correct the violation and could contact the Code Enforcement Officer for inspection. She rendered a \$25 per day fine until the property is brought into compliance.

4. Case 2020-0000067

Physical Address of Parcel: Vann Avenue, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19070-001-624F

Property Owner: Matthew Jereme Ash & Shawn Bradley Holloway

Mailing Address: 66 East Dorsey Avenue, DeFuniak Springs, FL 32435

Violations: Chapter 14, Section 14-3 - Violations enumerated, Chapter 18, Section 18-53

- Travel trailers, mobile homes and manufactured homes, 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, Matthew Jereme Ash & Shawn Bradley Holloway, with no response. The halls were called again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000067 for the following Code Violations: Chapter 14, Section 14-3 - Violations enumerated, Chapter 18, Section 18-53 - Travel trailers, mobile homes and manufactured homes, and Chapter 18, Section 18-58.1. - Wrecked, junked, abandoned vehicles and other property.

Code Enforcement Officer Chris Strawn provided a visual presentation and noted the dates of the violations. He noted that a complaint was received a complaint in April 2020. He noted the respondents were living in a travel trailer. He noted the inspections of the property, the notices of violations posted on the property, certified mail sent, Notice of Hearing, posting at City Hall, and a notice was delivered to a female on the property. No improvements have been noted. Certified mail notices were returned as undeliverable. Proper notice was given, and he asked that the respondent correct the violations within fifteen days, call for inspection, and asked that a fine of \$100 a day be issued until the property is brought into compliance.

Special Magistrate R. Youell accepted the presentation for the record and noted no one was present to speak on the record.

Code Enforcement Officer Chris Strawn believes the people on the property are squatters and added no utilities are connected.

Special Magistrate R. Youell rendered her decision stating the property is in violation of city ordinances and proper notice was given. The respondent must correct the violation within fifteen days. She added it is an attractive nuisance. They must have the property re-inspected, and a fine of \$100 per day until the property is brought into compliance. A lien has been placed on the property.

5. Case 2020-0000072

Physical Address of Parcel: 280 Bay Avenue, DeFuniak Springs, FL 32435

Parcel: 36-3N-19-19050-000-0626

Property Owner: Cui Fang & Bin Hau Jin Dong

Mailing Address: 280 Bay Avenue, DeFuniak Springs, FL 32435

Violations: Chapter 5, Section 5-21. – Unsafe Structures

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Cui Fang & Bin Hau Jin Dong, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000072 for the following: -  
Violations: Chapter 5, Section 5-21. – Unsafe Structures.

Code Enforcement Officer Chris Strawn stated the property is within city limits. He showed a visual presentation of the structure. As of today's date, the structure was removed. The respondent had been in China with COVID. He spoke to respondent on Monday and spoke to him about the corrections needed. He went over the dates of violations and the notices sent to the homeowner. He went over the dates he inspected the property. He noted the Notice of Hearing was posted at City Hall and hand-delivered to a person on the property, as well as the certified letters sent.

Special Magistrate R. Youell accepted the presentation for the record and asked if there was anyone present to speak.

Special Magistrate R. Youell found that there were violations as noted. She found proper notice as given and the respondent has complied with the notice. She delivered the Order stating the defendant had corrected the violation.

6. Case 2020-0000086

Physical Address of Parcel: 55 South Park Street, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19440-00A-0010

Property Owner: James A. Williams  
Mailing Address: 208 Dorsey Avenue, DeFuniak Springs, FL 32435  
Violations: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary  
Conditions General Requirements and Chapter 14, Section 14-3 - Violations enumerated

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, James A. Williams. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000086 for the following: -  
Violations: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary Conditions  
General Requirements and Chapter 14, Section 14-3 - Violations enumerated.

Code Enforcement Officer Chris Strawn stated the property is in city limits. He went over the visual presentation of the case with the dates of observed violations. He mentioned he received a complaint on October 7, 2020, and he also sent out a Notice of Violation. The structure is in disrepair and noted the violations. He noted the certified mail that he sent. He has observed the violations were still present. He has sent the certified mail Notice of Hearing, and the notice was posted at City Hall. He said there are some signs of improvement as of today's date. He asked that the violations should be corrected within 30 days, be re-inspected and a fine of \$50 a day until it is brought into compliance.

Code Enforcement Officer Chris Strawn noted the respondent owns the parcel next to it and is trying to make improvements on both properties. He has also spoken to the owner adding the house is secure.

Special Magistrate R. Youell accepted the presentation for the record and noted no one was present to represent the case. The Order was rendered stating the property is in violation, property notice was given, respondent must contact Code Enforcement for a reinspection, and if not brought into compliance with sixty days, a fine of \$50 a day until the property is brought into compliance.

7. Case 2020-0000087

Physical Address of Parcel: 152 South Park Street, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19450-000-0190

Property Owner: James A. & Carolyn Williams

Mailing Address: 208 Dorsey Avenue, DeFuniak Springs, FL 32435

Violations: Chapter 14, Section 14-2. Nuisances and Hazardous or Unsanitary Conditions  
General Requirements, such conditions constituting a nuisance and a serious threat to the  
public health, safety, and welfare.

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, James A. & Carolyn Williams, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000087 for the following: -  
Violations: Chapter 14, Section 14-2. Nuisances and Hazardous or Unsanitary Conditions

General Requirements, such conditions constituting a nuisance and a serious threat to the public health, safety, and welfare.

Code Enforcement Officer Chris Strawn went over the violations noting the pictorials. He went over the dates of the violations he observed stating he had received a complaint on Nov 21, 2020. The structure is within city limits. He went over the Notices of Violations sent, the certified mail sent and that the City Clerk posted the hearing at City Hall. He stated the violations should be corrected and a fine of \$50 per day until the property is brought into compliance.

Special Magistrate R. Youell accepted the presentation for the record and noted no one was present for the case.

Special Magistrate R. Youell ordered that the violations should be corrected within sixty days, call for an inspection, and a \$50 fine assessed until the property is brought into compliance.

8. Case 2020-0000107

Physical Address of Parcel: 49 Thomas Avenue, DeFuniak Springs, FL 32435

Parcel: 25-3N-19-19440-00D-0140

Property Owner: Sebrina Lynn Coleman

Mailing Address: 66 East Dorsey Avenue, DeFuniak Springs, FL 32435

Violations: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary Conditions  
General Requirements

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Sebrina Lynn Coleman, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2020-0000107 for the following: -  
Violations: Chapter 14, Section 14-2. -Nuisances and Hazardous or Insanitary Conditions  
General Requirements.

Code Enforcement Officer Chris Strawn stated the property is within city limits. He gave a visual presentation of the violations and noted the dates of the Notices of Violations was sent. He noted the certified mail sent, and the Notices of Hearing was posted. The property does not show any signs of improvement. He stated proper notice was given, and the City Clerk posted the Notices of Hearing at City Hall. He noted there are no utilities hooked up to the property.

Special Magistrate R. Youell accepted the presentation for the record and noted no one was present for the case.

Special Magistrate R. Youell noted the property is within city limits and proper notice was given. The owner must contact code enforcement to get re-inspected and a \$50 fine is assessed if not corrected within thirty days.

9. Case 2020-0000109

Physical Address of Parcel: 76 Dorsey Avenue, DeFuniak Springs, FL 32435

Parcel: 36-3N-19-19050-000-0043  
Property Owner: Dixon Phillip  
Mailing Address: 7401 Blackmon Road, Apt 3501, Columbus, GA 31909  
Violations: Chapter 5, Section 5-21. – Unsafe Structures and Chapter 14, Section 14-3 -  
Violations enumerated

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

Code Enforcement Officer Chris Strawn presented Case 2020-0000109 for the following: -  
Chapter 5, Section 5-21. – Unsafe Structures and Chapter 14, Section 14-3 - Violations  
enumerated.

Code Enforcement Officer Chris Strawn stated the property is in city limits. He went over the visual description of the property and the dates of the noted violations. He saw the property when he was inspecting another property. He deemed the property structurally unsafe. He has sent violations to the homeowner, sent a Notice of Hearing by certified mail with the mailings returned with a return to sender sticker, and the Notice of Hearing was posted at City Hall and duly posted at the property. The property does not show any signs of correction. He asked that a fine of \$100 a day be rendered, if not corrected within 15 days until the property is brought into compliance. The truck in the picture is owned by Mr. Chrishon, as he mows the property. He noted a boat has also been placed on the property. He has also placed a Notice of Hearing on the property.

Special Magistrate R. Youell accepted the presentation for the record adding no one present to speak on the case.

Special Magistrate R. Youell rendered an Order and found the property to be a dangerous nuisance, found it was properly noticed, the violations must be corrected within fifteen days, respondent must call for inspection, and a fine of \$100 a day will be assessed until property is brought into compliance.

10. Case 2020-0000110  
Physical Address of Parcel: 96 East Orange Avenue, DeFuniak Springs, FL 32435  
Parcel: 25-3N-19-19070-000-5820  
Property Owner: Jason Motley  
Mailing Address: 2094 Motley Lane, Westville, FL 32464  
Violations: Chapter 14, Section 14-3 - Violations enumerated

Code Enforcement Officer Chris Strawn called in the Chambers for the Representatives of the Respondent, Jason Motley, with no response. The halls were then called, again with no response. The tenant of the property was sworn in to speak on the case.

Code Enforcement Officer Chris Strawn presented Case 2020-0000110 for the following: -  
Chapter 14, Section 14-3 - Violations enumerated.



Code Enforcement Officer Chris Strawn provided a visual presentation of the violations and noted the dates of the visual inspections. He observed the violations while doing inspections on other properties. He went over the dates of the mailings of the Notices of Violations, the certified mail sent and received, and the City Clerk posted the Notice of Hearing at City Hall. He noted that some improvements have been made on the property. He asked that the violations be corrected within thirty days, arrange for re-inspection, and if the violations are not corrected a fine of \$50 a day be issued until the violations are corrected.

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

Arturo Ojeda came forward stating he is a tenant at the residence. When he was made aware of the violations, he hired someone to clean up, but he did not complete the job. He had called to arrange for a dumpster from the County three weeks ago, and he is waiting for a dumpster to be delivered.

Code Enforcement Officer Chris Strawn offered that there is a person who is willing to donate a dumpster.

Special Magistrate R. Youell stated that there are health issues with the tires on the property.

Arturo Ojeda asked for additional thirty days to clean up the property.

Special Magistrate R. Youell rendered her decision and noted the property is within city limits, proper notice was given to the defendant and the occupant of the property. Tenant must contact Code Enforcement to arrange for an inspection, the violations should be corrected within sixty days, and a fine of \$50 per day until the violations are brought into compliance. A lien was issued against the property.

11. Case 2021-0000083

Physical Address of Parcel: 129 North 6<sup>th</sup> Street, DeFuniak Springs, FL 32433

Parcel: 25-3N-19-19356-00A-0030

Property Owner: Trust No 129-6, Agent: L.C. Warda

Mailing Address: P O Box 186, Lake Wales, FL 33859

Violations: Chapter 14, Section 14-3 (e). - Violations enumerated, Chapter 18, Section 18-57 – Home-based Occupancies 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, Trust No 129-6, Agent: L.C. Warda, with no response. The halls were then called, again with no response.

Code Enforcement Officer Chris Strawn presented Case 2021-0000083 for the following: - Violations: Chapter 14, Section 14-3 (e). - Violations enumerated, Chapter 18, Section 18-57 – Home-based Occupancies and Chapter 18, Section 18-58.1, Wrecked, junked, abandoned vehicles and other property.

Code Enforcement Officer Chris Strawn stated the case is within city limits. This is a repeat violator. He went over the violations depicted on the visuals and went over the dates of the previous violations, as well as the new violations. It appears to be used as a repair shop in a residential area. He went over the mailings of Notice of Violations, certified mailings, Notice of Hearing by certified mail, notice was posted at City Hall, and posted at the property. Mr. Beck, tenant, verbally told him he received the Notice of Hearing. He noted the property is in compliance as of today's date. Mr. Beck stated every vehicle he was working on belongs to him. However, he did not provide proof of registration. He has also cleared up the property and trimmed the trees. He has not received any complaints of noise.

Code Enforcement Officer Chris Strawn stated that another person lived in the location at the time of the first violation. The previous owner James Hand had it and sold it in 2014 to the Trust Company in Lake Wales, Florida. All the mailings have been accepted by the owner, who contacted the tenant to clean up the property. Proper notice was given to the owner.

Special Magistrate R. Youell stated the Trust should be informed of the two violations.

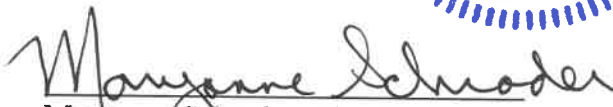
Special Magistrate R. Youell accepted the presentation for the record and that the first violation, Case 2020-24, be entered as part of this case. She noted the property is in violation and found it is the second violation in less than a year.

**D. ADJOURN**

Special Magistrate R. Youell adjourned the Hearing at 4:12 p.m.

  
The Honorable Magistrate Recca Rene Youell



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