



CITY OF BELLE ISLE, FL

CODE ENFORCEMENT HEARING

Held in City Hall Chambers 1600 Nela Ave, Belle Isle, FL

Held the 1st and 3rd Tuesday of Every Month

Thursday, September 11, 2025 * 12:00 PM

AGENDA

Special Magistrate Honorable Lindsay Greene

Vinnie Ferraiuolo, Sgt/Detective

Mathew Rabeau, CE Officer | Patrick Albery, CE Officer

Welcome to the City of Belle Isle Code Enforcement Hearing. Please silence all technology during the session.

1. **Call Hearing to Order**
2. **Presentations**
 - a. Approval of the CE Hearing - January 9, 2025
3. **Explanation of Proceedings by Special Magistrate**
4. **Swearing in of Witnesses by Special Magistrate**
5. **Public Hearings**
 - a. Capital Lodging LLC - CE 2025-0301
6. **Adjournment**

**CITY OF BELLE ISLE
CODE ENFORCEMENT HEARING
City Council Chambers
1600 Nela Avenue
Belle Isle, FL 32809**

January 9, 2025, 11:00 a.m.

Present: Lindsay Greene, Special Magistrate

Also Present: Mathew Rabeau, Code Enforcement Officer
Vinnie Ferraiuolo
Yolanda Quiceno, City Clerk, Recording Secretary

1. CALL MEETING TO ORDER

Special Magistrate Greene called the meeting to order at 11:00 a.m.

2. APPROVAL OF THE MARCH 14, 2024 MEETING MINUTES

Special Magistrate reviewed and approved the minutes as presented of the March 14, 2024, Code Enforcement Hearing. For the record, Special Magistrate Greene stated that there was no meeting held on October 10, 2024, which was rescheduled to January 2025 – no meeting minutes to approve.

3. EXPLANATION OF PROCEEDINGS BY THE SPECIAL MAGISTRATE

4. SWEARING IN OF WITNESSES BY THE SPECIAL MAGISTRATE

5. ROLL CALL OF SCHEDULED CASES

A. PUBLIC HEARING Case #2024-0026

**Allied FL Realty LLC – 3255 McCoy Road, Orlando, FL 32812
Sec 54-1 – Building Permits**

Mathew Rabeau, Code Enforcement Officer, City of Belle Isle, summarized Case #2024-0026. Code Officer Rabeau reported that the property violates Section 54-1. He stated the following,

- The property located at 3255 McCoy Road was issued a violation due to the installation of a car wash, which is not permitted in the property zoning district.
- On March 6, 202, the property owner was issued a citation for no permits present for plumbing, electrical, and the overhang of the car wash with a total fine of \$270.00.
- The property owner had contacted city staff for a possible permit. They were informed by staff that their zoning district does not allow for this use and were recommended to submit for a variance.
- A statement of violation was issued and sent on September 5, 2024.
- Due to no further response from the business owner, on November 3, 2023, a notice of violation was issued. Staff noted that as long as the car wash is not operable and the brushes are removed, they will not continue to accumulate fines.
- Shortly after, the staff found the property owner using the car wash, and the brushes had not been removed. A fine of \$50.00 a day was issued until removed on September 16, 2024.
- To date, the property owner continues not to comply, and a statement of violation was issued per State Statute, with the Notice to Appear sent by certified mail for a total fine of \$5,870.
- Staff provided photos of the car wash and brushes.

- The City requests that if the judgment favors the City, they are asking for full payment of \$5,870. The business owner is allowed 15 days for the removal of the entire car wash structure. If they fail to comply by the 15th day, they will be fined \$250 per day from the date of this hearing, shut down, and not allowed to operate until they comply with the City code. a.

Ms. Erikmer Quinones, Orlando Branch Supervisor of the business location representing Allied FL Realty, stated that at the current time, she is the only employee available to address the citation. She noted that she has emailed all documents to the business owner, Richard Krachovski, and Frances Garasco, and asked for approval to remove the car wash structure. She noted that the car wash was installed sometime in 2023 and hopes that once the new administration is in place, they will be able to address the violation further and come into compliance.

Special Magistrate Greene made her Findings of Fact and Conclusions of Law. She stated the following order for CE24-006, 3255 McCoy Road,

- **No corrective action as outlined in the violation had been resolved. As of the hearing, there is no evidence that corrective action has been taken regarding the property at issue.**
- **The property located at 3255 McCoy Road is in violation, and the fine of \$5,870 is imposed, which includes the \$50 per day and the fines for not having the proper permitting documents to continue to do business.**
- **After the expiration of the 15 days from today's date (January 24th), it is required that the structure be dismantled and removed.**
- **If the property owner does not complete the removal within the 15 days, there will be a \$250 per day fine imposed until compliance.**
- **There will be a temporary closure of the location after 15 days if it is not in compliance.**

B. PUBLIC HEARING Case #23-0068

Duran Rosendo – 5006 Monet Avenue, Belle Isle, FL 32812

Sec 50-77 – Pavers for Sidewalks and Driveways

Mathew Rabeau, Code Enforcement Officer, summarized Case #23-0068. CE Officer Rabeau reported that the property violates Section 50-77. He stated the following,

- On April 5, 2023, the property owner submitted for a permit to install driveway pavers. A notice of violation was issued because the pavers were installed before approval. Additionally, a small stone fence structure was installed next to the driveway, which was not part of the submittal nor approved by the city staff.
- By April 7th, the staff did not notice any progress or new permit submittals, a compliance date for a permit submittal was issued due April 10th and May 7th for the Fence.
- As of May 19th, there was no compliance to correct, and a notice was issued for the removal of the driveway and fence or permit submittal.
- As of January 18, 2024, there has been no effort to correct, and a fine was imposed \$150 along with a notice of violation for a non-permitted fully paved back yard, creating an additional fine of \$1,000 (Notice July 2024). This new information was made aware by the City from a Realtor. (Photos provided).
- Despite all the courtesy provided on April 29, 2024, the resident did not comply and failed to obtain a permit for the driveway, fence, and a variance fine of (July 24)-\$500 for backyard pavers.
- The City requests that if the judgment favors the City, the resident shall remove the non-permitted pavers in the backyard, and the driveway shall be removed due to the non-permitted work, with a total fine of \$2,650, allowing 90 days for compliance. If they fail to do so on the 31st day, they are fined \$50 per day, and a lien is placed on the property, continuing to accrue the fine from the hearing date.

The property owner, Idalmis Almaralis, apologized for the events as they occurred. She stated that she had allowed her boyfriend to handle the permitting and project, but upon his departure, she discovered issues with non-compliance. She is currently seeking assistance with this process, as she is not familiar with it and cannot move it forward on her own. She noted that she removed 5 feet of the driveway in front of the home, and a picture was sent to Code Enforcement.

Special Magistrate Greene made her Findings of Fact and Conclusions of Law. She stated the following order for 23-0068, 5006 Monet Avenue,

- **The homeowner must submit a permit to the City regarding the driveway and must show the steps as they are. If the driveway permit is approved, the only issue is the outstanding fine. If not approved, the homeowner must take the necessary steps to obtain approval within 90 days from this hearing.**
- **Regarding the unpermitted backyard pavers, the homeowner must submit a permit with the specifications as they are and submit until approved. If they are not approved, the homeowner will have 90 days to come into compliance from the date of this hearing.**
- **If the homeowner complies before the 90 days, the homeowner must contact Code Enforcement to make an appointment to look at the property to determine compliance.**
- **If in compliance before the 90 days, the magistrate will uphold the fine and reduce it to \$1,000, which must be paid within 90 days of the date of the hearing.**
- **If the property owner, after having secured a timely permit as ordered, does not complete the repairs within the allowed 90 days, the magistrate will uphold the entire fine of \$2650 and fine \$50 per day until compliance is reached.**

6. UNFINISHED BUSINESS

No unfinished business.

7. ADJOURNMENT

The meeting adjourned at 11:45 a.m.

Lindsay Greene,
Special Magistrate

Yolanda Quiceno,
Recording Secretary

STATEMENT OF VIOLATION – NOTICE OF HEARING
CODE ENFORCEMENT SPECIAL MAGISTRATE

City of Belle Isle, Florida
Petitioner

VS

CAPITAL LODGING LLC 1437 LONG MEADOW
WAY
WINDERMERE, FL 347866086
Property Owner(s)

Case No: CE-2025-0301
Date: July 21, 2025
Parcel ID.: 30-23-30-0000-00-012

Respondent(s)

To: CAPITAL LODGING LLC 1437 LONG
MEADOW WAY
WINDERMERE, FL 347866086

Re: Code Violation at 1853 MCCOY RD, ORLANDO FL 32809

YOU ARE HEREBY SUMMONED TO APPEAR BEFORE THE CODE ENFORCEMENT SPECIAL
MAGISTRATE, CITY OF BELLE ISLE, FLORIDA, on **September 11, 2025 at 12:00 pm.**
This hearing will be held at the City of Belle Isle Commission Chambers, 1600 Nela Drive, Belle
Isle, FL 32809.

The purpose of this hearing is for the Code Enforcement Special Magistrate to issue
“Findings of Fact” and “Conclusions of Law” relating to violations of the Code of
Ordinances. You have been cited with violating the following provisions of:

10-65 - Specific noises and lights prohibited. (6)Lights. It shall be unlawful to have, keep, maintain or cause or permit to be kept or maintained any floodlight, spotlight, security light, or any other reflector-type light on any property in such a manner that its light is directed, reflected or thrown onto the residence of any other person in the vicinity so as to constitute an incident of light trespass, or an annoyance, harassment or compromise of privacy to the person occupying such residence.

The following facts give rise to this alleged violation:

Sec. 10-65. - Specific noises and lights prohibited. (6)Lights. It shall be unlawful to have, keep, maintain or cause or permit to be kept or maintained any floodlight, spotlight, security light, or any other reflector-type light on any property in such a manner that its light is directed, reflected or thrown onto the residence of any other person in the vicinity so as to constitute an incident of light trespass, or an annoyance, harassment or compromise of privacy to the person occupying such residence.

The proposed remedy for this is:

Direct the light away from the property that is being affected by the overcast.

You were issued a **Notice of Violation on June 29, 2025** citing non-compliance. Compliance date

to correct all violations was July 9, 2025. An inspection was performed on and none of the violation had been corrected.

a.

Should the Special Magistrate find that you are in violation and you do not comply with their determination the Special Magistrate may impose a fine of up to \$250 per day, per violation, until the violation is corrected. **Additionally, the cost of repairs, if any, may be assessed against you if the violation is not corrected on time or is a repeat violation. A repeat violation is punishable by a fine not to exceed \$500.00 per violation, per day. Administrative cost also may be assessed against you. If the Code Enforcement Special Magistrate believes that the violation is irreparable or irreversible, the fine may increase to \$5,000.00 per violation. Unpaid fines will result in a LIEN being recorded against any non-exempt real or personal property owned by the violator (F.S. 162.09).**

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the scheduled hearing. You may also have other rights which are set forth in the City of Belle Isle Code of Ordinances. Any person appealing a decision made by the Code Enforcement Special Magistrate, with respects to any matter considered at such hearing, must ensure that a verbatim record of the proceeding is made which includes the Testimony and Evidence upon which the Appeal is made. The City of Belle Isle does not provide this record. **Anyone requiring accommodations in order to participate under the American with Disabilities Act should contact the A.D.A Coordinator at (407) 851-7730 five days prior to the meeting.**

Code Enforcement Officer for the City of Belle Isle

PERSONALLY APPEARED before me, the above signed authority _____
 who is personally known to me, and acknowledged that he/she did execute the foregoing
 statement, and did not take an oath.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____,
 20____.

 Notary Public, State of Florida

AFFIDAVIT OF SERVICE: Service was made on _____
 (Resident Name)

(Age & Relationship to Respondent _____),

at _____ AM/PM, _____, 2022,

by _____ of the Belle Isle Police Department
 Officer Name

 Officer Signature
 My signature validates proper service per FS 162.12

Per FS 162.12(c) and (d) valid service includes:

Leaving the notice at the violator's usual place of residence with any person residing therein who is
 above 15 years of age and informing such person of the contents of the notice; or

In the case of commercial premises, leaving the notice with the manager or other person in charge.

 PERSONALLY APPEARED before me, the above signed authority _____
 who is personally known to me, and acknowledged that he/she did execute the foregoing
 statement, and did not take an oath.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____,
 20____.

 Notary Public, State of Florida

NOTICE OF VIOLATION

City of Belle Isle, Code Enforcement Division, 1600 Nela Avenue. Belle Isle, FL 32809

CAPITAL LODGING LLC
1437 LONG MEADOW WAY
WINDERMERE, FL 347866086

Case No: CE-25-0301
RE: 1853 MCCOY RD
APN: 30-23-30-0000-00-012

RE: CODE VIOLATIONS at 1853 MCCOY RD, APN#: 30-23-30-0000-00-012

Dear OWNER,

June 23, 2025

An inspection on June 23, 2025 resulted in apparent violations of code. In an effort to improve and restore the community, we are actively enforcing the Belle Isle Municipal Codes and Ordinances. According to available records, you are listed as an owner or other interested party regarding this property / vehicle. This Notice of Violation is submitted to you, requiring your cooperation in correcting the violations below.

Code Violation:	Code Section:	Violation:
Specific noises and lights prohibited	10-65	(6)Lights. It shall be unlawful to have, keep, maintain or cause or permit to be kept or maintained any floodlight, spotlight, security light, or any other reflector-type light on any property in such a manner that its light is directed, reflected or thrown onto the residence of any other person in the vicinity so as to constitute an incident of light trespass, or an annoyance, harassment or compromise of privacy to the person occupying such residence.

Code Section:	Corrective Action:	Compliance Due Date:
10-65	Any lights that are causing light to be thrown onto a property that is not meant to have the light on it, needs to be addressed by either directing the light elsewhere or shielding the light from going onto other properties.	June 25, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
Total Fees Due:			\$0.00

Failure to comply with this notice may result in prosecution before the Code Enforcement Special Magistrate.

If you have any questions regarding this matter, please do not hesitate to call me at 407-849-8450.

If there are fines attached to this citation you may pay at City Hall, 1600 Nela Avenue. Again, thank you for doing your part to maintain the preservation, welfare, and safety of the community as a whole.

30-76(b) Hearing request by person cited. Any person summoned by a parking violation citation, upon the payment of a fee of \$50.00 in cash, money order or cashier's check, may within five working days after issuance of the citation file with the city manager a written request for a hearing with the city manager.

14-50(c) Appeal of fines and fees. Any person determined by the city to be in violation of any provision of the city's Code of Ordinances that is cited or assessed penalties under this article may appeal the imposition of any fee or penalty imposed by filing a written request for appeal to the

special magistrate within 15 business days of service or hand delivery of the city's written citation and notification that imposes any fines or fees relating to a violation of the city's Code of Ordinances. The written request for appeal shall also be filed with the city's code enforcement department or its designees. The written request for appeal must contain a short statement of the grounds for the appeal. The special magistrate, exercising appellate jurisdiction over the matter, shall hear the appeal within 60 days after the filing of the written request for appeal and shall give notice of the hearing to the appellant and the city's code enforcement department or its designees. The appellant shall pay to the city a fee prescribed by the city commission to cover the administrative costs of such an appeal.

Payment must be made within 30 days of the date on this citation. Failure to do so will result in a late fee of \$25

Sincerely,

Matthew Rabeau



Code Enforcement

Photographs

Screenshot 2025-06-23 122820.png

NOTICE OF VIOLATION

City of Belle Isle, Code Enforcement Division, 1600 Nela Avenue. Belle Isle, FL 32809

CAPITAL LODGING LLC
1437 LONG MEADOW WAY
WINDERMERE, FL 347866086

Case No: CE-25-0301
RE: 1853 MCCOY RD
APN: 30-23-30-0000-00-012

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June 29, 2025

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Code Section:	Corrective Action:	Compliance Due Date:
10-65	Any lights that are causing light to be thrown onto a property that is not meant to have the light on it, needs to be addressed by either directing the light elsewhere or shielding the light from going onto other properties. Failure to correct the violation has resulted in a \$50 fee and additional \$50 a day fee until it is corrected. Failure to correct by due date will result in being brought before the special magistrate.	July 9, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
06/29/2025	Fee		\$50.00
Total Fees Due:			\$50.00

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Payment must be made within 30 days of the date on this citation. Failure to do so will result in a late fee of \$25

Sincerely,

Matthew Rabeau



Code Enforcement

Photographs

Photo from 6/27-6/28 showing no correction.