



## CODE ENFORCEMENT HEARING

City Hall – Council Chamber  
405 Bagshaw Way, Edgewood, Florida  
Wednesday, December 13, 2023 at 10:00 AM

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### MINUTES

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NOTE: THESE MINUTES ARE CONDENSED. FOR DETAILS OF THE HEARING. A RECORDING IS AVAILABLE AT THE CITY CLERK'S OFFICE IN CITY HALL.

- **CALL TO ORDER**

Special Magistrate Nix called the meeting to order at 10:00 a.m. She introduced herself and explained the procedure.

**Staff Attendees:**

Jennifer Nix, Special Magistrate  
Drew Smith, City Attorney  
Sandra Riffle, City Clerk  
Dean DeSchryver, Police Chief  
Stacey Salemi, Code Compliance Officer  
Ron Beardslee, Police Officer

- **ADMINISTRATION OF OATH TO DEFENDANTS/WITNESSES**

Special Magistrate Nix swore in those testifying including Respondents and Code Compliance Officer Salemi.

- **CASES**

1. **Case number 23500022**

**Bob's Auto Works**  
**5380 S. Orange Avenue**  
**Parcel # 13-23-29-0000-00037**

Code Compliance Officer Salemi asserted that the business, Bob's Auto Works, owned by Torres Italia and Cavllots Bayardo Rodrigo, was in violation of City Code Section 62-57 Regulation standards of disabled vehicles. The property was in compliance with City Code by the hearing date. The City asked for a finding of fact.

Property owner Ashad Bacchus testified that his site is clean and organized but does not have room for the vehicles. He asserted that he cannot keep the vehicles beyond 150 feet of the road because that is where the train tracks are located. He has room for two cars in the bays.

Special Magistrate Nix suggested marking a line showing where vehicles can be parked.

Special Magistrate Nix found that all notices were properly provided and in compliance with the State and City Code. She found them in violation of City Code Sec. 62-57, Regulations standards of disabled vehicles, which was corrected by the hearing date but not by the compliance date. Should the same violation recur, a subsequent hearing may be held, and a fine, not to exceed \$500.00 a day may be imposed.

- 2. **Case number 23500099**  
**604 Viscaya Avenue, Edgewood, FL 32839**  
**Parcel # 4-23-29-3963-00-580**

The City asserted that the property, owned by Constance Jiang and Xuezhi Liu, is in violation of City Code Sections 30-23, Accumulation of trash, junk, and debris, and nonliving plant material on the property; and City Code 50-3 Littering in a public place prohibited.

City Attorney Smith said the respondent made a substantial effort to come into compliance and the materials are being prepared to be picked up by the City's solid waste company. He requested 30 days to complete cleanup of the property.

Special Magistrate Nix found that all notices were properly provided and in compliance with the State and City Code. She found that violations existed and continue to exist at the property for both code sections as the Respondents failed to correct the violations by the compliance date.

The Respondent was given a deadline of January 12, 2024, to correct the violations. If any of the violations are not corrected by that date, a subsequent hearing may be held. A fine in the amount of \$25.00 per day may be imposed until the violation is corrected. The Respondent is responsible for contacting Code Compliance to verify compliance.

• **ADJOURNMENT**

The hearing adjourned at 10:50 am.

  
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 Amelia Ulmer , Special Magistrate

31 July 2024  
 Date

Attest:

  
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 Sandra Riffle, City Clerk

7/31/2024  
 Date