

## **PUBLIC HEARING**

The Regular Meeting of the City of St. Cloud, Florida Code Enforcement Special Magistrate will be held on Wednesday, August 17, 2022 at 3:00 p.m. in the City Council Chambers located at 1300 9th street, St. Cloud, Florida - Building A, Third Floor

### **AGENDA**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC HEARINGS -**

**A. NEW CASES -**

**CASE #2022-83 Hickory Tree Industrial, LLC., Owner**

**Location of Violation:** Vacant Commercial Property /Hickory Tree Rd, St. Cloud Florida

**Violation:** St. Cloud City Code, Sections 40-132, 12-132 & 44-41 and the St. Cloud Land Development Code Sections 3.3.1 (F) & 13.3

**Description of Violation:** Failure to prohibit but rather allowed a business to operate at this location prior to obtaining a Business Tax Receipt, a Certificate of Use license and the proper permit required to do the type of construction occurring prior to an approved site plan and permits for the construction trailer and storage containers placed at this location.

**CASE #2022-445 MacDonald Family Trust, Donetta J. MacDonald CO-TR, and Jack A. MacDonald CO-TR, Owners**

**Location of Violation:** 524 Delaware Avenue, St. Cloud, Florida

**Violation:** The 2021 International Property Maintenance Code, Sections 102.2, 301.2, 304.1, 304.13.1, 304.14, 305.1, 305.6, 504.1, 603.1, 604.3, 605.1, 605.2 adopted by the St. Cloud City Code, Section 10-33,

**Description of Violation:** Failure to prohibit but rather allowed high grass/weeds above a height of eight (8) inches and not maintaining the exterior property areas at this location.

**CASE #2022-726 Hudson SFR Property Holdings III, LLC., Owner**

**Location of Violation:** 1700 Reflection Lane, St. Cloud Florida

**Violation:** St. Cloud City Code, Section 40-162.

**Description of Violation:** Failure to prohibit but rather allowed a business tax receipt to not be obtained for a landlord license at this location by the time specified.

**CASE #2022-744 Ricardo Torres Berly and Gloria Iris Morales Berly, Owners**

**Location of Violation:** 2825 Wagon Wheel Trail, St. Cloud Florida

**Violation:** St. Cloud City Code, sections 40-138 & 12-134.

**Description of Violation:** Failure to prohibit but rather allowed the Business Tax Receipt and Certificate of Use for the business JM Quality Services, Inc. to expire as of September 30, 2020 while still operating the business at this location.

**CASE #2022-794 Efren David Garcia Brito and Laura Ana De Morgado Brito, Owners**

**Location of Violation:** 3341 Wauseon Drive, St. Cloud Florida

**Violation:** Land Development Code, sections 3.3.1 (F) & 13.3.

**Description of Violation:** Failure to prohibit but rather allowed two (2) structures to be installed prior to obtaining a permit at this location.

**CASE #2022-800 Speedway, LLC., Owner**

**Location of Violation:** 4500 13<sup>th</sup> Street, St. Cloud Florida

**Violation:** The St. Cloud City Code, Section 24-162 (A) & St. Cloud Land Development Code, Section 8.7.2.

**Description of Violation:** Failure to prohibit but rather allowed high grass/weeds above a height of eight (8) inches and not maintaining the required landscaping areas consistent with the approved site plan at this location.

**CASE #2022-815 Upward America Southeast Property Owner LP, Owner REPEAT VIOLATION**

**Location of Violation:** 4291 Bull Street, St. Cloud Florida

**Violation:** 2021 International Property Maintenance Code, Section 304.14, adopted by the St. Cloud City Code, Section 10-33.

**Description of Violation:** Failure to prohibit but rather allowed screens to not be provided/installed for the dwelling home at this location.

**CASE #2022-1187 Shannon Halas, Owner**

**Location of Violation:** 705 Grape Avenue, St. Cloud Florida

**Violation:** The Land Development Code, sections 3.3.1 (F) & 13.3.

**Description of Violation:** Failure to prohibit but rather allow electrical work to be completed prior to obtaining a permit at this location.

**IV. UNFINISHED BUSINESS –**

**A. REDUCTIONS UNDER \$50,000 –**

**CASE #2020-2239 Quality Plus Realty LLC., Owner**

**Location of Violation:** 706 New York Avenue, St. Cloud Florida

**Violation:** St. Cloud Land Development Code, Sections 3.3.1 (F) and 13.3

**Description of Violation:** Failure to prohibit but rather allowed construction of repairs and alternations at this location prior to obtaining a permit.

**CASE #2021-2012 Xebec, Inc. / St. Cloud Apts. LTD, Owner**

**Location of Violation:** 1701 Michigan Avenue, St. Cloud, Florida

**Violation:** The 2015 International Property Maintenance Code, Sections 102.2, 301.2, 304.2, 304.1.1 (8) and 304.6 adopted by St. Cloud City Code, Section 10-33 (A).

**Description of Violation:** Failure to prohibit but rather allowed the disrepair and maintenance of the exterior property areas at this multi-family apartment complex.

**B. REDUCTIONS OVER \$50,000 –**

**CASE #2020-1720 Great House Pros Inc., Owner**

**Location of Violation:** 1022 Carolina Avenue. St. Cloud Florida

**Violation:** The Land Development Code, Sections 3.3.1 (f) & 13.3

**Description of Violation:** Failure to prohibit but rather allowed construction at this location prior to obtaining permit.

**V. NEW BUSINESS –**

**VI. NEXT SCHEDULED MEETING –September 21, 2022**

**VII. ADJOURNMENT**

If a person decides to appeal any decision made by the Special Magistrate, with respect to any matter considered at such hearing/meeting, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud (FS. 286.0105) in accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Clerk to the Special Magistrate, Claudia Klockars, City of St. Cloud, at City Hall, 1300 Ninth Street, St. Cloud, Florida, (407-957-7304) prior to the meeting. (FS. 286.26)