

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 violations had been corrected.

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