

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 29, 2025

An inspection on June 29, 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. 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

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 or 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

A handwritten signature in blue ink, appearing to read 'Matthew Rabeau', with a long horizontal flourish extending to the right.

Code Enforcement

Photographs



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