

Code Enforcement Case: CE-26-0405

Entered on: 08/06/2026 2:21 PM

Printed on: 09/11/2026

Topic: Accessory structures
Due Date: 08/31/26
Initiated by: Code Enforcement

Status: Open
Assigned To: Maureen McKuhen

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 5275 JADE CI , 32812

Phone:

Cell #:

APN : 30-23-20-4395-00-730

Owner Information

Owner Name: GARCIA NEIL

Address: GRALL JANELLE ELIZABETH

5275 JADE CIR

BELLE ISLE, FL 328122104

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Courtesy Notice	Maureen McKuhen	08/07/2026	8:10 am	Send to (Owner)
Case Notes	Maureen McKuhen	08/07/2026	1:12 pm	No one was home when I came by, they had a camera on the property I explained the reason of my visit and left the warning on the door. Image of the warning attached for our records.
Case Notes	Maureen McKuhen	08/07/2026	3:28 pm	Janelle called me to ask about the warning to have a better understand why they got it and when did the new rule go into place. I explained that the code was put into place back in 2008 and that I have been going around the community giving everyone warnings to have them come down per code.
Case Notes	Maureen McKuhen	08/21/2026	8:37 pm	Janelle texted the Code phone requesting an extension on the canopy after hours. On Aug 22nd, I responded to her message letting her know that I can give her 5 more days. I have included a screen shoot of the text for our records.
Case Notes	Maureen McKuhen	08/24/2026	4:41 pm	I received another call from Janelle asking instead of the 5 days if they can take down after the weekend due to their son birthday party they were going to have on Sunday. I told her over the phone that it was fine that it will need to be done on Monday by the end of the day. She had agreed and thank me for understanding.
Case Notes	Maureen McKuhen	09/03/2026	2:06 pm	I sent a text to the Janelle asking if they got the canopy down before I had gone over to that around to drive around. I will include the message in the attachment for our records. I had got to the around of the neighborhood around 2:35pm, I drove past the house and saw the canopy structure was still up. Do to it still being up and they had till the end of the day on 8/31/2026 to take down they will now be getting NOV for \$50.
Case Notes	Maureen McKuhen	09/03/2026	4:17 pm	I had got a call from the husband, Neil, telling me that his wife told him about the canopy structure that needs to come down and why does he need to take it down. I explain to him that it is a City Code that has been in place since 2008 by the council. He went on to mention about the other guy, did his job and didn't have a problem with it because he understood our assets and I don't. I explain that even HOAs covens have rules and that from most of them don't allow canopies either. He went to tell me that he doesn't live in an HOA and that why he can do what he wants with his property. I explained that the pass code guy didn't do his job correctly and that in the City Code you are not to have the canopies. He continues to get rude over the phone telling me that I don't care for his assets and he did and he did a great job. I again said that per City Code that you cannot have the canopy that has been in place since 2008 by the council. the next comment was that clearly the community needs to have a vote to get someone out of their job. I told him that it was placed by the council and that the canopies were already mentioned back in our last council meeting that we had this come up and that the commissioner still agree there are to be no canopies. He asked when the next meeting will be held, I gave him the date Sept 23 at 6:30pm. He continues to talk rudely after I gave him the information, and I was done with the disrespect and hung up on him.

Notice of Violation	Maureen 09/04/2026 8:43 am Send to (Owner) McKuhen
Case Notes	Maureen 09/04/2026 11:55 am Went to the property to speak with the homeowner about the violation for the canopy still being up on the property.
Case Notes	Maureen 09/11/2026 12:09 pm Submitted to appeal the NOV for the canopy.
	McKuhen

<i>Violations</i>			
#	Violation Type	Due Date	Status
	Accessory structures		Open
1	Corrections Required: Remove any canopy structures from the property. Failure to correct the violation by compliance date will result in a \$50 fine.		

<i>Fees</i>				
Fee Type	Date	Charges	Payments	Details
Fee	09/03/2026	50.00		
		50.00	0.00	

<i>Inspection Notes</i>

Date: _____ Time: _____

Findings: _____

<i>Photographs</i>



5275 JADE CIR.jpeg



5275 JADE CIR PT2.jpeg



5275 Jade Ci pt3.jpeg



5275 Jade CI pt4.jpg



5275 JADE CI PT5.jpeg



5275 Jade CI pt6.PNG