

MAY 14 '25 PM 1:21

Written notice of appeal CODE ENFORCEMENT DEPARTMENT city of Belle Isle

RE: Code Violations at 2010 Hoffner Ave APN#30-23-18-3648-00-271

Code Violation: Parking Prepared Surface Sec 30-73 (a)

Code Enforcement Officer: Matthew Rabeau

Owner: Oscar Rosales

Request: Meeting with the city manager and appeal to the special magistrate

Grounds of appeal:

I recently purchased 2010 Hoffner Ave on 4/28/25 from Michael G Jugen. On Saturday May 4th I had a BBQ with family and friends who parked on my driveway and some on the curb. I was notified by the Code Enforcement officer Mr Matthew Rabeau that I needed to move the vehicles off the city pathway and onto my property. I proceeded to move the vehicles and I parked some on my property in front of my garages. There was one vehicle that was left between the street and walkway, however this vehicle did not belong to anyone in my party. Mr. Rabeau then proceeded to cite me \$450 for violation of parking that same day.

I am a physician and new to the community of Belle Isle. I promptly followed the advice and directions of Mr. Rabbeau when I was notified that I was in violation of parking. There was a clear misunderstanding in the directions I received since I moved all the vehicles onto my property and off the sidewalk, however I was still fined the same day.

I am asking for leniency as I am a first time offender in a community that I want to have a good relationship in. The parking violations were a result of ignorance rather than rebellion. I feel like I followed the instructions and parked all the vehicles on my property as instructed to do so.

Thank you,
Oscar Rosales
305-395-8582
oscarosales@me.com

NOTICE OF VIOLATION

SCANNED

City of Belle Isle, Code Enforcement Division, 1600 Nela Avenue. Belle Isle, FL 32809

~~JUNGEN MICHAEL G~~
2010 HOFFNER AVE
BELLE ISLE, FL 328093530

NEW OWNER
Oscar D. Rosales

Case No: CE-25-0159
RE: 2010 HOFFNER AV
APN: 30-23-18-3648-00-271

RE: CODE VIOLATIONS at 2010 HOFFNER AV, APN#: 30-23-18-3648-00-271

Dear OWNER,

May 7, 2025

An inspection on May 7, 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:
Parking - Prepared Surface	Sec 30-73(a)	(a)Any motor vehicle when parked on residential property shall be parked on the driveway or on a solid surface specifically prepared for parking, pursuant to the requirements for such a surface as described in subsection 30-133(d). No motor vehicle shall be permitted to be parked on the right-of-way between the edge of the street and private property lines within residential areas.

Code Section:	Corrective Action:	Compliance Due Date:
Sec 30-73(a)	Remove the vehicle from the non-prepared surface. To construct a prepared surface to park the vehicle on, a permit is required to have a prepared surface place on your property. Failure to correct the violation by compliance date will result in a \$150 fine.	May 21, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
05/07/2025	Fee	2 Vehicle parked on the grass	\$300.00
Total Fees Due:			\$300.00

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



Code Enforcement

RECEIPT		No. 553180	
DATE	5-7-25		
FROM	Oscar D. Rosales	\$	50.00
		DOLLARS	
<input type="radio"/> FOR RENT			
<input type="radio"/> FOR	2010 Hoffman Ave. CE-25-0159		
ACCT.		<input checked="" type="radio"/> CASH	for Council. Appeal
PAID	50.00	<input type="radio"/> CHECK	
DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		FROM	TO
		BY	

A-1152
T-4161