

PARKING NOTICE OF VIOLATION

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

ANGEL MANUEL CABRERA OJEDA
6657 THE LANDINGS DR
BELLE ISLE, FL 328123529

Case No: CE-25-0125
RE: 6657 THE LANDINGS DR
APN: 30-23-20-4980-00-350

RE: CODE VIOLATIONS at 6657 THE LANDINGS DR, APN#: 30-23-20-4980-00-350

Dear OWNER,

April 5, 2025

An inspection on April 5, 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 Left Wheels to Curb	316.195	Violation of FSS 316.195, parking left wheels to curb. All vehicles parked on roadway must be parked on the right side.

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
04/05/2025	Fee		\$250.00
Total Fees Due:			\$250.00

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

NOTICE OF VIOLATION

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

CABRERA OJEDA ANGEL MANUEL
6657 THE LANDINGS DR
BELLE ISLE, FL 328123529

Case No: CE-25-0363
RE: 6657 THE LANDINGS DR
APN: 30-23-20-4980-00-350

RE: CODE VIOLATIONS at 6657 THE LANDINGS DR, APN#: 30-23-20-4980-00-350

Dear OWNER,

July 25, 2025

An inspection on July 25, 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:
No Parking Signs	Sec 30-72	No person shall park, stop or stand a motor vehicle at any place where official signs prohibit parking, stopping or standing. The presence of a parked, stopped or standing motor vehicle at any place where official signs prohibit parking, stopping or standing is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this article, except that this section shall not apply to any motor vehicle which is parked, stopped or standing in such place because of necessity of avoiding conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device. \$250 / \$150 fine is attached to this violation.

Code Section:	Corrective Action:	Compliance Due Date:
Sec 30-72	Move vehicle from designated no parking area. There are many signs in the area saying no parking. Owner was talked to on 6/23/2025 about parking where the vehicle is now. Told they could park a just down the road to prevent a violation.	July 25, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
07/25/2025	Fee	Parking by no parking sign.	\$150.00
Total Fees Due:			\$150.00

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

Photographs



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CABRERA OJEDA ANGEL MANUEL
6657 THE LANDINGS DR
BELLE ISLE, FL 328123529

Case No: CE-25-0363
RE: 6657 THE LANDINGS DR
APN: 30-23-20-4980-00-350

RE: CODE VIOLATIONS at 6657 THE LANDINGS DR, APN#: 30-23-20-4980-00-350

Dear OWNER,

July 31, 2025

An inspection on July 31, 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.

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No Parking Signs	Sec 30-72	No person shall park, stop or stand a motor vehicle at any place where official signs prohibit parking, stopping or standing. The presence of a parked, stopped or standing motor vehicle at any place where official signs prohibit parking, stopping or standing is hereby declared a public nuisance which may be abated as such in accordance with the provisions of this article, except that this section shall not apply to any motor vehicle which is parked, stopped or standing in such place because of necessity of avoiding conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device. \$250 / \$150 fine is attached to this violation.

Code Section:	Corrective Action:	Compliance Due Date:
Sec 30-72	Move vehicle from designated no parking area. There are many signs in the area saying no parking. Owner was talked to on 6/23/2025 about parking where the vehicle is now. Told they could park a just down the road to prevent a violation.	July 31, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
07/25/2025	Fee	Parking by no parking sign.	\$150.00
07/31/2025	Fee	Parking by no parking sign.	\$150.00
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.

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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



7/31/2025 Vehicle is still in violation

Hi my name is Angel Cabrera
My residence address 6657 The Landing Dr
Bells Isle TX 77812 I will like to discuss
a parking ticket and talk about removing
the No parking signs out of the front of
my residence.

all
Cynthia &
Angel Cabrera

Cynthia.gz77@gmail.com