

September 2 2025

NOTICE OF VIOLATION

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

TRAN PHUOC HUU
5700 E COLONIAL DR
ORLANDO, FL 328073406

Case No: CE-25-0401
RE: 7307 LAKE DR
APN: 29-23-25-5884-17-010

RE: CODE VIOLATIONS at 7307 LAKE DR, APN#: 29-23-25-5884-17-010

Dear OWNER,

August 10, 2025

An inspection on August 10, 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. The property own has been warned and fined in the past for this same violation. No warnings are provided any longer.	August 10, 2025

Date	Fee/Payment Name	Fee Details/Notes	Fee/Payment Amount
08/10/2025	Fee	Multiple cars parked on the grass	\$750.00
Total Fees Due:			\$750.00

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 dark ink, appearing to read 'Matthew Rabeau', with a long horizontal flourish extending to the right.

Code Enforcement

Photographs



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WIN_20250810_17_42_50_Pro.jpg



WIN_20250810_17_43_06_Pro.jpg



WIN_20250810_17_43_17_Pro.jpg



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8/15/25


To whom that may concern

We had a get together on 8/10/25 with a few friends and without my knowledge they bring some other friend that parked car on the grass in my property. I got the tickets before I realized those cars was there and it gave me no chance to move it out of the way or tell them to move the cars. I understand you gave me ticket for my truck but you put all 5 tickets on me, that was ~~was~~ not right. I did not know who those car are and who was owner. I shouldn't be charged for just some random cars parked in my property without my knowledge.

So I write this letter to appeal the fine you gave me because I feel like there is a "Hate" in this neighborhood. I saw car park on grass all the time even on some Belle Isle police's house too. It ~~doesn't~~ doesn't matter if they get a fine or not but the thing here is we don't know that people park there and we should not be responsible for that.

Thank you for your consideration.

Tina Nguyen

by 
phanda030@gmail.com