



Belle Isle Police Department

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March 19, 2025

To: Rick Rudometkin, City Manager

From: Travis Grimm, Chief of Police

Subject: Code Violations and Enforcement Actions for 3904 Arajo Ct, Belle Isle, FL 32809

Mr. Rudometkin,

Background: The property at 3904 Arajo Ct has been under continuous code enforcement actions since July 2022 due to multiple violations. These violations primarily relate to public nuisance, property maintenance, structure disrepair, and recurring issues with excessive vegetation growth. The City of Belle Isle has worked with the City Attorney to pursue condemnation of the property; however, some residents have expressed interest in saving the home, which the City Council has approved under the condition that all outstanding attorney fees and code enforcement fines are paid in full.

Summary of Violations:

- **Public Nuisance (Code Sec. 10-31):**

- Property maintenance issues, including excessive accumulation of debris, rubbish, stagnant water, and overgrown vegetation that could harbor vermin and pose a health risk.
- Structure maintenance issues, including deterioration and disrepair of the primary structure, pose a potential safety hazard to the public.
- Immediate threats, such as the risk of injury due to structural instability and overgrown vegetation, presenting fire and pest risks.

- **Tall Grass and Weeds (Code Sec. 10-153):**

- Failure to maintain the property's lawn and vegetation, resulting in excessive grass height exceeding the 12-inch limit set by city ordinances.
- Persistent violations despite multiple notices and fines assessed by Code Enforcement.

Code Enforcement Actions and Fines: The property has been subject to multiple fines due to ongoing non-compliance. The complexity of this case stems from the repeated violations and the accrual of fines over an extended period. The fines assessed include:

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- **Initial Fines for Violations:**

- Failure to maintain the property and comply with notices resulted in an initial fine of **\$250**.

- **Daily Accrued Fine for Non-Compliance:**

- Following the Special Magistrate ruling on January 12, 2023, a fine of **\$50 per day** was imposed for continued non-compliance.
- **This fine accrued from January 12, 2023, to October 3, 2023 (265 days), totaling \$13,200.** These dates correspond to the Code Enforcement Special Magistrate hearing, where the ongoing violations were officially recognized, and the initiation of legal work by the City Attorney to address the issue.

- **Attorney Fees and Legal Expenses:**

- **The City has incurred \$6,318.67 in legal fees and expenses** related to the condemnation and enforcement process.
- Additional legal work may be required if a settlement is pursued.

Total Amount Due: The total amount due, combining initial fines, accrued daily fines, and legal fees, is **\$19,768.67**.

Conclusion and Recommendation: The City of Belle Isle has exhausted standard Code Enforcement measures, and legal avenues are being explored to bring the property into compliance. Due to the complexity of this case, including multiple code violations, accumulated fines, and legal proceedings, the resolution requires all outstanding debts, including the **\$19,768.67** in fines and legal fees, to be paid in full.

However, **Code Enforcement will work with these numbers as long as the property is fully compliant and the immediate safety hazards are addressed.** Suppose the property owner or interested parties are committed to remediation efforts. In that case, we recommend allowing a structured plan to bring the property into compliance while ensuring the outstanding financial obligations are met.

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Sincerely,

Chief of Police Travis Grimm

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