CITY OF BELLEVIEW AGENDA
Code Compliance Hearing

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
November 24, 2026
1:30 PM

Marty Smith, Special Magistrate

In accordance with the Americans with Disabilities Act, persons needing assistance in any of these proceedings should contact the City Clerk's Office at least 48 hours prior to the meeting: 5343 SE Abshier Blvd. Belleview, FL 34420 (352-245-7021 Ext. 2109)

1. **Call to Order**

   1.a Opening Statement
   Opening Statement

2. **Posting/Notice of Meeting**

3. **Approval of Minutes**

   3.a Approval of minutes for 09/22/2026
   092226 Code Minutes

4. **Administration of Oath of Officers**

   4.a Oaths
   Oaths

5. **New Business**

6. **Old Business**

   6.a CASE # EN26-0051: 11M2A2-5 LLC, PID 37940-017-00
   Case Notes

7. **Magistrate Comments**

8. **Staff Comments**

9. **Adjourn Meeting**

AGENDA ITEM NO. 1.a

Item Cover Page

CODE COMPLIANCE HEARING AGENDA ITEM REPORT

DATE OF MEETING: November 24, 2026

AGENDA ITEM:

Opening Statement

PRESENTING PARTY:

Special Magistrate Marty Smith

ITEM TYPE:

Roll Call

BACKGROUND:

RECOMMENDED ACTIONS:

To be read at the Magistrate's discretion

ATTACHMENTS:

Opening Statement

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CODE COMPLIANCE HEARING
MEETING PROCEDURES

State Title of Meeting: City of Belleview Code Compliance Hearing

State Date and Time: November 24, 2026 – 1:30 pm

Ask If the Meeting Has Been Properly Noticed: Upon receiving an Affirmative, call the Meeting to Order.

Introduction of Staff: Kelley L. O'Neill, Code Compliance Officer; Larry Bryan, Code Compliance Officer; Becky Susterka, Building & Planning Specialist

Present the Operating Pro-forma for the Meeting:
This is a public meeting. There is structure to the meeting. I would like to share the structure with all in attendance so that every avenue of information is afforded to both parties and testimony is given to the Magistrate so that they can make an informed decision on the matter presented.

There are two parties or two sides to this meeting—Each party to this case will have the opportunity to present their position. All testimony will be under oath and will be given from the guest speaker's podium. People speaking will identify themselves by giving their name, address and whom they represent. Testimony will not be given from the floor. All testimony is recorded and is a public record.

First, the City of Belleview Code Compliance Officer (CCO) will identify the case number, name and pertinent case data including the present status of a possible code violation. The CCO will then present the City's case with supporting evidence. The CCO may call witnesses. At the conclusion of the presentation, the Magistrate can ask the CCO questions.

Second, the Respondent (owner) now presents his/her information. The Respondent testifies and may present supporting evidence. The Respondent may call witnesses. At the conclusion of the presentation, the Magistrate can ask the Respondent questions.

After questioning concludes, testimony is closed. At this point, no new testimony of evidence can be presented from either party. For clarification of issues, the Magistrate reserves the right to ask specific questions to either party. The parties' response(s) to the question(s) from the Magistrate will be from the podium and the party is considered still under oath.

The Magistrate must render a decision as to whether a violation(s) exist.

Madam Secretary please swear in the CCO.

First case.

AGENDA ITEM NO. 3.a

Item Cover Page

CODE COMPLIANCE HEARING AGENDA ITEM REPORT

DATE OF MEETING: November 24, 2026

AGENDA ITEM:

Approval of minutes for 09/22/2026

PRESENTING PARTY:

Special Magistrate Marty Smith

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Approve or amend the minutes from 09/22/2026

ATTACHMENTS:

092226 Code Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CODE COMPLIANCE
HEARING MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
September 22, 2026
1:30 PM

Marty Smith, Special Magistrate

CALL TO ORDER: Special Magistrate Marty Smith called the meeting to order.

NOTICE/PUBLICATION OF THE MEETING: Ms. O'Neill confirmed the meeting had been properly posted.

APPROVAL OF MINUTES: The minutes from the August 25, 2026 meeting were approved.

ADMINISTRATION OF OATH OF OFFICERS: The Code Compliance Officers were sworn in by Ms. Susterka.

NEW BUSINESS:

Case # EN26-0011: Prem C Sharma, PID 38601-000-00

CCO Bryan and CCO O'Neill presented the case to the Special Magistrate.

Mr. Prem Sharma, property owner, and Mrs. Tommie Sharma responded.

Based upon the testimony, case documentation, and discussion, the Special Magistrate finds that Prem C Sharma, owner of the property located at 11930 SE Hwy 484 Lot 1, Belleview, Florida (Parcel ID # 38601-000-00) violated the following City of Belleview Code of Ordinances, as referenced in the findings of fact:

- Division 4. Building Permits Sec. 134.111.

The Special Magistrate orders the following corrective action:

1. Assess a minimum Code Enforcement fee of $350.00 for City expenses (staff time, supplies, and vehicle use) incurred in this case plus attorney fees for this hearing.
2. Obtain all proper permits for a mobile home install. All violations to be corrected no later than 30 days from the date of signed Special Magistrate Order.
3. A fine of $250.00 per day will be assessed starting 30 days from the date of signed Special Magistrate Order if violations are not corrected.
4. If the property is not maintained as required per code by City of Belleview Code of Ordinances, staff is directed to request funds from the City Commission on behalf of the

Special Magistrate to correct all violations. All costs incurred by the City are to be placed on the property as a lien until paid with the maximum fine to be $5,000.00.

Case # EN26-0164: Pamela E. Wilson, PID 38470-000-00

CCO Bryan and CCO O'Neill presented the case to the Special Magistrate.

Based upon the testimony, case documentation, and discussion, the Special Magistrate finds that Pamela E. Wilson, owner of the property located at 10928 SE 52nd Ct, Belleview, Florida (Parcel ID # 38470-000-00) violated the following City of Belleview Code of Ordinances, as referenced in the findings of fact:

- Article II, Sec. 38-32 Nuisances

The Special Magistrate orders the following corrective action:

1. Assess a minimum Code Enforcement fee of $350.00 for City expenses (staff time, supplies, and vehicle use) incurred in this case plus attorney fees for this hearing.
2. Mow and maintain yard. Remove all overgrown weeds and rank vegetation. All violations to be corrected no later than 3 weeks from the date of signed Special Magistrate Order.
3. A fine of $250.00 per day will be assessed starting 3 weeks from the date of signed Special Magistrate Order if violations are not corrected.
4. If the property is not maintained as required per code by City of Belleview Code of Ordinances, staff is directed to request funds from the City Commission on behalf of the Special Magistrate to correct all violations. All costs incurred by the City are to be placed on the property as a lien until paid with the maximum fine to be $5,000.00.

OLD BUSINESS:

Case # EN26-0117: Back to Basic Holdings LLC, PID 38289-000-00

CCO Bryan updated the Special Magistrate on the case. CCO Bryan requested the following:

1. Affirm a fine of $250.00 per day starting September 10, 2026.
2. If the property is not maintained as required per code by City of Belleview Code of Ordinances, staff is directed to request funds from the City Commission on behalf of the Special Magistrate to correct all violations. All costs incurred by the City are to be placed on the property as a lien until paid with the maximum fine to be $5,000.00.

The property owner was not present.

The Special Magistrate supported the staff recommendation.

MAGISTRATE COMMENTS: None

STAFF COMMENTS: None

ADJOURNMENT: The meeting was adjourned by Special Magistrate Smith at 2:14 pm.

Attest:

_____
Shawna Chancey
Development Services Director

AGENDA ITEM NO. 4.a

Item Cover Page

CODE COMPLIANCE HEARING AGENDA ITEM REPORT

DATE OF MEETING: November 24, 2026

AGENDA ITEM:

Oaths

PRESENTING PARTY:

Special Magistrate Marty Smith

ITEM TYPE:

Oath of Office

BACKGROUND:

RECOMMENDED ACTIONS:

Oaths for officers and respondents

ATTACHMENTS:

Oaths

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CODE COMPLIANCE OFFICER OATH

(ONE TIME OATH ADMINISTERED AT THE BEGINNING OF MEETING)

RAISE YOUR RIGHT HAND AND REPEAT:

I, <state your name>, AM FAMILIAR WITH THE FACTS

OF EACH AND EVERY CASE

PRESENTED TODAY

AND THE TESTIMONY THAT I AM ABOUT TO GIVE

FOR EACH CASE

IS TRUE AND ACCURATE

TO THE BEST OF MY KNOWLEDGE.

RESPONDENTS OATH

(ADMINISTERED TO EACH INDIVIDUAL TESTIFYING BEFORE EACH CASE)

RAISE YOUR RIGHT HAND AND REPEAT:

I AM FAMILIAR WITH THE FACTS OF THIS CASE

AND THE TESTIMONY I AM ABOUT TO GIVE

IS TRUE AND ACCURATE

TO THE BEST OF MY KNOWLEDGE.

PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD.

AGENDA ITEM NO. 6.a

Item Cover Page

CODE COMPLIANCE HEARING AGENDA ITEM REPORT

DATE OF MEETING: November 24, 2026

AGENDA ITEM:

CASE # EN26-0051: 11M2A2-5 LLC, PID 37940-017-00

PRESENTING PARTY:

Larry Bryan, CCO

ITEM TYPE:

Public Hearings

BACKGROUND:

Property was found in violation at the 08/25/2026 Code Compliance Hearing. Property was required to be brought into compliance by 09/09/2026. The property was not brought into compliance by that date and as of 11/17/2026, the property is not in compliance.

RECOMMENDED ACTIONS:

Affirm daily fine of $250.00 per day starting 9/10/2026 with a maximum fine to be $5,000.00. Direct staff to request funds from the City Commission on behalf of the Special Magistrate to correct all violations. All cost incurred by the City are to be placed on the property as a lien until paid.

ATTACHMENTS:

Case Notes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Fence-Install w/out PermitEnforcement | EN26-0051

Property Information

6584 SE 108TH LN

37940-017-00

Name Information

Owner: 11M2A2-5 LLC

Occupant:

Filer: STAFF

Enforcement Information

Date Filed: 03/13/2026 Date Closed: Status: MASSEY HEARING

Complaint:

FENCE INSTALL NO PERMIT

Last Action 11/17/2026 Last Inspection: 11/17/2026

Last Action:

INSPECTION/REINSPECTION

Re-Inspection Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 11/17/2026 Completed: 11/17/2026

Post Code Board Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 09/09/2026 Completed: 09/09/2026

Pre Code Board Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 08/20/2026 Completed: 08/20/2026

CASE REVIEW Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 06/30/2026 Completed: 06/30/2026

Re-Inspection Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 06/11/2026 Completed: 06/11/2026

Re-Inspection Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 05/01/2026 Completed: 05/01/2026

Re-Inspection Inspection | LARRY BRYAN

Status: Completed Result: Not Complied

Scheduled: 04/10/2026 Completed: 04/17/2026

Initial Inspection | LARRY BRYAN

Status: Completed Result: Violation(s)

Scheduled: 03/13/2026 Completed: 03/13/2026

Violations:

FENCE - PERMIT REQUIRED Land Development Code

DIVISION 3. - FENCES AND WALLS SEC. 134-491. - REQUIREMENTS AND HIGHT LIMITATIONS.
(C). APPLICATION AND DRAWING REQUIRED. NO PERMIT FOR A FENCE OR WALL SHALL BE ISSUED UNLESS AN APPLICATION FOR A PERMIT HAS BEEN FILED WITH THE BUILDING OFFICIAL INCLUDING A DRAWING CLEARLY DEPICTING THE LOCATION, HEIGHT AND TYPE OF WALL OR FENCE TO BE LOCATED, ERECTED, CONSTRUCTED, REPLACED, RECONSTRUCTED OR ALTERED INCLUDING A TYPICAL CROSS SECTION OF THE FENCE OR WALL, AND SUFFICIENT INFORMATION TO INDICATE THAT THE WALL OR FENCE SHALL BE IN COMPLIANCE WITH THIS ARTICLE.
(D) PERMIT REQUIRED. NO FENCE OR WALL SHALL BE LOCATED, ERECTED, CONSTRUCTED, REPLACED, RECONSTRUCTED OR ALTERED UNLESS A FENCE PERMIT HAS BEEN ISSUED BY THE CITY FOR SAID FENCE OR WALL.

Case Notes:

031326: WHILE CHECKING NEIGHBORHOOD, OBSERVED WOODEN FENCE BEING INSTALLED AT 6584 SE 108 LN, TOOK

PHOTOS AND ADDED TO CASE FILE, CHECKED FOR FENCE PERMIT AT THIS LOCATION AND NONE FOUND IN BSA, COMPLETED NOTICE OF VIOLATION AND SENT TODAY(LB).
032626: RCVD CALL FROM DANIELLE BOOTH 863-296-5490 WHO STATED THAT SHE WAS THE RENTER AT THIS LOCATION AND SHE AND HER HUSBAND PUT UP THE WOODEN FENCE, STATED SHE GOT PERMISSION FROM THE OWNER WHO LIVES IN COLUMBIA, AND GOT AN EMAIL TODAY FROM THE REALTY COMPANY REF THE VIOLATION LETTER. ADVISED HER TO CALL ON MONDAY AND SPEAK TO BECKY REF WHAT NEEDS TO BE DONE TO PULL THE PROPER PERMIT(LB).
033026: ADVISED BY BECKY THAT THE TENANT CALLED, AND SHE WAS ADVISED TO OBTAIN PERMISSION FROM THE OWNER OR PROVIDE A COPY OF THE LEASE AGREEMENT IF IT STATED THAT THEY ARE ALLOWED TO MAKE MINOR IMPROVEMENTS, AND THEN THEY COULD OBTAIN THE FENCE PERMIT THEMSELVES, GRANTING 2 WEEK EXTENSION AND WILL MONITOR(LB).
041726: CALLED PO FOR UPDATE AND LEFT MESSAGE TO CALL BACK, GIVING EXTENSION AND WILL FOLLOW-UP NEXT WEEK(LB)
042126: RCVD CALL FROM TENANT DANIELLE BOOTH ADVISING SHE GOT PAPERWORK FROM THE PO TO ALLOW FENCE, ADVISED HER TO BRING TI TO THE OFFICE WHEN SHE FILES FOR THE PERMIT, STATED SHE WOULD TRY AND COME IN TODAY DURING HER LUNCH BREAK(LB).
050126: CASE REVIEW REVEALS NO PERMIT PULLED BY PO, SENDING CERTIFIED NOTICE OF VIOLATIONS TO TENANT AND PO TODAY(LB).
051326: TENANTS HUSBAND CALLED IN AND REQUESTED EXTENSION TO BE ABLE TO PAY FOR PERMIT, GAVE EXTENSION UNTIL 6/5/26(LB)
061126: CASE REVIEW REVEALS NO PERMIT PULLED, SENDING FINAL NOTICE OF VIOLATION TODAY ALSO OBSERVED THAT I DID NOT ATTACH CERTIFIED NOTICE SENT TO CASE FILE.(LB).
063026: CASE REVIEW REVEALS NO FENCE PERMIT PULLED, WILL SCHEDULE FOR NEXT AVAILABLE MAGISTRATE (LB).
072226: PERMIT STILL NOT PULLED, COMPLETED NOTICE TO APPEAR AND SENT OUT TO PO AND TENANT TODAY(LB).
072326: POSTED NOTICE TO APPEAR AT PROPERTY AND CITY HALL,ALSO OBSERVED TWO DISMANTLED AND UNREGISTERED VEHICLES NOW ON PROPERTY, WILL INITIATE SEPERATE CASE FOR THESE WHEN ABLE, PHOTOS ADDED TO CASE FILE(LB)
072326: COMPLETED POSTING AFFADAVIT AND ADDED TO CASE FILE(LB).
073026: WHILE PHOTOGRAPHING PROPERTY FOR SEPERATE AND NEW VIOLATION I OBSERVED THAT A NEW WOODEN FENCE PANEL HAS BEEN ATTACHED TO THE FRONT RIGHT CORNER OF THE HOUSE, WHICH WAS NOT PRESENT WHEN I FIRST PHOTOGRAPHED THIS PROPERTY ON 031326, PHOTO ATTACHED TO CASE FILE(LB).
073126: RECEIVED CERTIFIED NOTICE TO TENANT DANIELLE BOOTH RETURNED AS NO SUCH NUMBER/UNABLE TO FORWARD, PHOTO ATTACHED TO CASE FILE(LB).
081226: RECEIVED PHONE MESSAGE FROM FEMALE AT REALTY MIAMI GROUP (954-251-1169) REQUESTING INFORMATION ON THIS CASE, AND THEY ADVISED THAT THE TENANT TOLD THEM THE PERMIT HAD BEEN ISSUED. CALLED AND LEFT MESSAGE FOR THEM TO CALL ME BACK(LB).
081326: CALLED AND LEFT SECOND MESSAGE FOR PROPERTY OWNERS TO CALL ME BACK(LB).
081826: RCVD CALL FROM PO AT REALTY MIAMI GROUP, ADVISED HER WHEN ASKED THAT FENCE PERMIT CASE WAS DUE TO GO TO THE MAGISTRATE ON THE 25TH, AND TENANT HAD NOT PULLED PERMIT AS HE HAD TOLD HER PREVIOUSLY, ALSO ADVISED HER THAT I HAD A PRE CODE INSPECTION SCHEDULED FOR THE 20TH, AND IF FENCE PERMIT WAS NOT PULLED BY THEN THE CASE WOULD GO TO THE MAGISTRATE, SHE QUESTIONED IF FENCE WAS REMOVED PRIOR TO THE 20TH WOULD CASE BE CLOSED, AND I ADVISED HER YES I WOULD CLOSE THE CASE IF THE ENTIRE FENCE WAS REMOVED FROM THE PROPERTY, SHE STATED SHE WOULD CALL THE TENANT AND ORDER HIM TO REMOVE THE FENCE TODAY. WILL FOLLOW UP ON THE 20TH.(LB).
082026: PRE CODE INSPCTION CONDUCTED AND INSPECTION REVEALS FENCE STILL ON PROPERTY AND NO PERMIT PULLED, OBSERVED THAT TWO FENCE PANELS N THE LEFT SIDE OF THE RESIDENCE HAVE BEEN REMOVED AND AN UNREGISTERED VEHICLE IS VISIBLE IN THE BACK YARD. TOOK PHOTOS AND ADDED TO CASE FILE(LB).
082526: DROVE BY LOCATION AND FENCE IS STILL ON PROPERTY, TOOK PHOTOS AND ADDED TO CASE FILE(LB).
082526: MAGISTRATE HEARING HELD AND PO FOUND IN VIOLATION, MAGISTRATE SIGNED ORDER , POST CODE INSPECTION SET FOR 090926, ADDED COPY OF SPECIAL ORDER TO CASE FILE(LB)
082626: MAILED CERTIFIED COPY OF SPECIAL ORDER AND POSTED AT CITY HALL, COPIES ADDED TO CASE FILE(LB).
090326: RECEIVED CALL FROM CARLA AT MIAMI REALTY GROUP(954-248-8912) CONCERNING THIS CASE, SHE STATED THAT THE TENANT HAD TOLD HER THAT SINCE THE FENCE WAS UNDER 6 FOOT IT DID NOT REQUIRE A PERMIT TO BE PULLED AND SHE WANTED TO KNOW IF THIS WAS CORRECT, I ADVISED HER IT WAS NOT AND ALL NEW FENCE INSTALLS REQUIRED A PERMIT, I ASKED IF SHE HAD RECEIVED THE MAGISTRATES ORDER AND SHE ADVISED YES, I EXPLAINED THAT IF THE PERMIT WAS NOT PULLED AND PAID FOR, OR THE ENTIRE FENCE WAS REMOVED FROM THE PROPERTY BY THE 9TH, THEN DAILY FINES WOULD BEGIN ON THE 10TH. SHE COMMENTED THAT SHE WOULD CALL AND SPEAK TO THE TENANT WHO WAS BEING DIFFICULT AND WAS ALSO NOT PAYING HIS RENT ANY LONGER. I ADVISED HER THAT I WOULD BE DOING A POST HEARING INSPECTION ON THE 9TH AND SHE COULD CALL ME THEN AND I WOULD ADVISE HER THE RESULTS(LB).
090926: CONDUCTED POST CODE INSPECTION AND FENCE REMAINS ON PROPERTY THEREFORE NO COMPLIANCE NOTED(LB)
111726: THIS CASE WAS MISTAKENLY NOT TAKEN TO THE MAGISTRATE FOR A MASSEY HEARING IN OCTOBER, I HAVE HAD NO FURTHER CONTACT WITH THE PROPERTY MANAGEMENT COMPANY SINCE OUR CONVERSATION ON 090326. I

HAVE OBSERVED THAT THE SAME TENEANT APPEARS TO STILL BE LIVING AT LOCATION, MOST FENCE PANELS HAVE BEEN TAKEN DOWN EXCEPT ONE ON THE LEFT SIDE OF THE RESIDENCE AND POLES ARE STILL PRESENT ON THAT SIDE, FENCE PANEL ON RIGHT FRONT OF HOUSE REMAINS AND POLES ARE STILL PRESENT ON RIGHT SIDE OF HOUSE. PHOTOS TAKEN AND ADDED TO CASE FILE. MASSEY HEARING SET FOR 11/24/26.

CITY OF BELLEVIEW
ORDER OF
SPECIAL MAGISTRATE

On August 25, 2026, the Special Magistrate of the City of Belleview, Florida, pursuant to Chapter 2 Article V of the City of Belleview Code, held a hearing on case number EN25-0051 issued by the City of Belleview Code Compliance Officer. Based upon the evidence and testimony presented, the Special Magistrate adopted the following findings of fact, conclusions of law and order:

Findings of Fact:

- The Code Inspector notified the alleged violator of the alleged violation and was given reasonable time to correct the violation.
- Written notice of this hearing containing the information required and was furnished to the alleged violator as required and in accordance with Section 2-224 of the City of Belleview Code and applicable law.
- Fence installed without a permit

Findings of Violation:

The Special Magistrate finds that the owner of the property, 11M2A2-5 LLC, owner of property located at 6584 SE 108th LN, Belleview Florida (Parcel ID# 37940-017-00) has violated the following City of Belleview Code of Ordinances, as referenced in the findings of fact:

- Division 3. 134-491. Fences and Walls

Required Action:

1. Assess a minimum Code Enforcement fee of $350.00 for City expenses (staff time, supplies, and vehicle use) incurred in this case plus attorney fees for this hearing.
2. Obtain permit for fence. All violations to be corrected no later than 2 weeks from the date of signed Special Magistrate Order.
3. A fine of $250.00 per day will be assessed starting 2 weeks from the date of signed Special Magistrate Order if violations are not corrected.
4. If the property is not maintained as required per code by City of Belleview Code of Ordinances, staff is directed to request funds from the City Commission on behalf of the Special Magistrate to correct all violations. All costs incurred by the City are to be placed on the property as a lien until paid with the maximum fine to be $5,000.00.

Appeal:

Owner, 11M2A2-5 LLC, has the right to file an appeal Final Administrative Order of the Special Magistrate to the Circuit Court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the board. An appeal shall be filed with the Circuit Court within thirty (30) days of the execution of the order to be appealed.

DONE AND ORDERED by the Special Magistrate of the City of Belleview, Florida, this 25TH day of AUGUST, 2026.

CITY OF BELLEVIEW
SPECIAL MAGISTRATE

Marty Smith

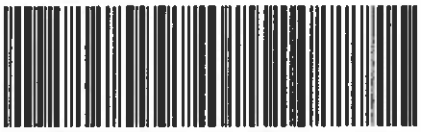
I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to owners, 11M2A2-5 LLC by posting in City Hall and sent by certified mail this 26TH day of AUGUST, 2026.

Code Compliance Officer

8/26/26
Date Posted & Mailed

City of Belleview
Development Services
5525 SE 119TH ST
BELLEVIEW FL 34420

USPS CERTIFIED MAIL™



9407 1362 0855 1292 0307 11



11M2A2-5 LLC
601 N FEDERAL HWY STE 301
HALLANDALE FL 33009-2463

US POSTAGE PAID IMI
2026-08-26
34420
C4000004
Retail
1.0 OZLTR

easypost



0901000010782

FOLD ALONG THIS LINE

CITY OF BELLEVIEW
ORDER OF
SPECIAL MAGISTRATE

On August 25, 2026, the Special Magistrate of the City of Belleview, Florida, pursuant to Chapter 2 Article V of the City of Belleview Code, held a hearing on case number EN25-0051 issued by the City of Belleview Code Compliance Officer. Based upon the evidence and testimony presented, the Special Magistrate adopted the following findings of fact, conclusions of law and order:

Findings of Fact:

- The Code Inspector notified the alleged violator of the alleged violation and was given reasonable time to correct the violation.
- Written notice of this hearing containing the information required and was furnished to the alleged violator as required and in accordance with Section 2-224 of the City of Belleview Code and applicable law.
- Fence installed without a permit

Findings of Violation:

The Special Magistrate finds that the owner of the property, 11M2A2-5 LLC, owner of property located at 6584 SE 108th LN, Belleview Florida (Parcel ID# 37940-017-00) has violated the following City of Belleview Code of Ordinances, as referenced in the findings of fact:

- Division 3. 134-491. Fences and Walls

Required Action:

1. Assess a minimum Code Enforcement fee of $350.00 for City expenses (staff time, supplies, and vehicle use) incurred in this case plus attorney fees for this hearing.
2. Obtain permit for fence. All violations to be corrected no later than 2 weeks from the date of signed Special Magistrate Order.
3. A fine of $250.00 per day will be assessed starting 2 weeks from the date of signed Special Magistrate Order if violations are not corrected.
4. If the property is not maintained as required per code by City of Belleview Code of Ordinances, staff is directed to request funds from the City Commission on behalf of the Special Magistrate to correct all violations. All costs incurred by the City are to be placed on the property as a lien until paid with the maximum fine to be $5,000.00.

Appeal:

Owner, 11M2A2-5 LLC, has the right to file an appeal Final Administrative Order of the Special Magistrate to the Circuit Court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the board. An appeal shall be filed with the Circuit Court within thirty (30) days of the execution of the order to be appealed.

DONE AND ORDERED by the Special Magistrate of the City of Belleview, Florida, this 25TH day of AUGUST, 2026.

CITY OF BELLEVIEW
SPECIAL MAGISTRATE

Marty Smith

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to owners, 11M2A2-5 LLC by posting in City Hall and sent by certified mail this 26TH day of AUGUST, 2026.

Code Compliance Officer

8/26/26
Date Posted & Mailed


Nov 17 2026 9:45:43 AM


U-HAUL
U-HAUL
TRUCK SHARE 24/7
Nov 17, 2026 9:45:16 AM