

**CITY OF BELLEVIEW
NOTICE OF CODE VIOLATION**

**UNLAWFUL TO REMOVE
THIS NOTICE FROM
PROPERTY**

NOTICE TO APPEAR

10/15/2025

CARPENTER SEAN
4411 SE 51ST PL
OCALA, FL 34480

Date/Address of Violation: 10/15/2025,
5272 SE 120TH ST
EN25-0233

Parcel # 38525-001-00

Facts Constituting Reasonable Cause:

Nuisances which are offensive to sight and tend to depreciate the value of the property of others including;

- (1) Development Services Director declared property a serious threat to public health, safety, and welfare
- (2) Weeds growing to a height greater than 12 inches from the ground on property;
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin;
- (4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in its vicinity, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located.

Number/Section of Code/Ordinance Violated:

Sec. 2-232. - Violations of serious threat to public health, safety and welfare.

If the development services director has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the code enforcement officer shall make a reasonable effort

to notify the violator and may immediately notify the code enforcement board and request a hearing.

Article II, Sec. 38-32 Nuisances

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property of any of the following items, conditions or actions are declared to be and constitute a nuisance; provided, however, that this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive:

- (1) Noxious weeds and other rank vegetation or any weeds growing to a height greater than 12 inches from the ground;
- (2) Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber or other things;
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin;
- (4) Any building or other structure which is in such a dilapidated condition that it is unfit for human habitation, or kept in such an unsanitary condition that it is a menace to the health of people residing in its vicinity, or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located;

Corrective Action: Mow and maintain grass at a height no greater than 12-inches from the ground. Obtain proper permits and remove mobile home or properly secure by boarding over all windows and doors.

Date violation must be corrected by: 'Notice to Appear' before the Special Magistrate on October 28, 2025 at the City of Bellevue Commission Hall Chambers (5343 SE Abshier Blvd) at 1:30 p.m. Any documentation that you would like to be included in the agenda packet needs to be submitted to the City of Bellevue by October 22, 2025 before 5:00 p. m. or bring the documentation to submit at the meeting.

If corrective action has not been taken within this time, the City of Bellevue may arrange for the work to be done at your expense. If repayment of the invoice issued for costs incurred is not made within thirty (30) days of the invoice date, any and all costs incurred by the City shall constitute a lien against the property. If there are any questions about this code violation, please contact Kelley L. O'Neill at (352) 245-7021 ext. 2106.

APPEALS PROCEDURES:

If the violating party elects to contest the violation, he shall request in writing, within seven (7) business days after receipt of this notice, a hearing before the Special Magistrate regarding said notice. The City Clerk shall schedule a hearing before the Special Magistrate at the next regular meeting to consider the matter and issue a written notice to the person requesting said hearing. If the person requesting the hearing fails to appear, he shall have deemed to have waived his right to a hearing regarding the alleged hearing.

After a hearing before the Special Magistrate and a decision has been rendered, the violating party may file a 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.

IF A PERSON SHOULD DESIRE TO APPEAL ANY DECISION MADE BY THE SPECIAL MAGISTRATE A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED MAY BE NEEDED. IT IS YOUR RESPONSIBILITY TO HIRE A COURT REPORTER TO MAKE A VERBATIM TRANSCRIPT, OR A CD OF THE MEETING CAN BE PURCHASED FOR \$5.00/CD AT THE CITY CLERK'S OFFICE. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

In accordance with the American's With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Clerk's Office listed below at least 48 hours prior to the meeting:

5343 SE Abshier Blvd.
Bellevue, Florida 34420
(352) 245-7021 ext. 2109

Any person failing to request a hearing or to correct said violation within the time prescribed in the above notice shall be subject to a citation, summons or notice to appear in court. Judgment may be entered for an amount up to \$500.00 and sentences imposed for a definite term of imprisonment not to exceed 60 days in jail. Each day any violation of any provision of the Code shall continue shall constitute a separate offense.


Kelley L. O'Neill

Code Compliance Officer

Notice Served By: ☒ (X) Posted on property by Code Compliance Officer
☒ (X) Date of Posting: October 15, 2025