



Town of Yankeetown

6241 Harmony Ln Yankeetown, FL 34498

YANKEETOWN, FLORIDA

Petitioner,

Violation/Case No. **CE2024-029**

Vs.

GEORGE J CHAMPAGNE TRS

3758 REGAL VISTIA DRIVE

SHERMAN OAKS, CA 91403

Respondent.

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.06 and 162.12, Florida Statutes, and Yankeetown Code of Ordinances, the undersigned Code Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Yankeetown Code of Ordinances, as particularly described herein, and hereby requests a public hearing before the Yankeetown Special Master, for the following reasons:

1. Location/address of violation in Yankeetown, Florida:

33 Magnolia Ave.

Parcel Number: 0817900000

2. Name and address of owner/person/responsible party in charge of violation:

GEORGE J CHAMPAGNE TRS

3758 REGAL VISTIA DRIVE

SHERMAN OAKS, CA 91403

3. Date of violation: **September 10th, 2024**

4. Code Section(s) violated: Sect. 6-46

After many complaints a site inspection was conducted on the public roadway. The subject property was found to be in violation Yankeetown codes. A notice to comply was issued. After 30 days' notice of violation was issued. With no compliance I now forward this notice to the Yankeetown Special master as noncompliance.



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5. Description of Violation: **On September 10th, 2024, I observed a dilapidated or inadequately maintained structure. After two hurricanes had impacted this home no effort was made even after notices to comply.**

6. Date violation first observed: **September 10th, 2024**

7. Date Owner/Person in charge received Notice of Violation:

8. Date which violations are to be corrected:

9. Date of re-inspections if applicable:

10. Result of inspection or re-inspection: **Home is still inadequately maintained. The roof is caving in & doors and windows open.**

Based upon the foregoing, the undersigned Code Enforcement Officer hereby certifies that

The above-described violation continues to exist in the jurisdiction within the boundaries of Yankeetown as specified in the Yankeetown Code of Ordinances, Article III, Section 6.

Attempts to secure compliance with the Yankeetown Code of Ordinances has failed, or this is a Life safety issue, or this is a repeat violation, as aforesaid, and the violation should be referred to to the Yankeetown Special Master for a public hearing.



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NOTICE OF HEARING

Pursuant to Sections 162.06 and 162.12, ***Florida Statutes, and Yankeetown Code of Ordinances***, you will please take notice that a public hearing will be conducted on Thursday the 20th day of February, 2025 at 10:00 AM , at the Town Hall 6241 Harmony Ln Yankeetown, Florida. The Special Master will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of

Violation and Request for Hearings. **Your failure to appear may result in a fine being imposed against you and a lien being placed on your property.** The case may be presented even if the violation has been corrected prior to the Special Magistrate hearing.

PLEASE GOVERN YOURSELF ACCORDINGLY

If a person wishes to appeal a decision with respect to any matter considered at this meeting, a record of the proceeding will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all the evidence you present during the hearing to the Special Magistrate secretary to be included in the record.

In accordance with the Americans with Disabilities act, person with disabilities needing special accommodations for attendance at this public hearing should contact the Yankeetown Code Enforcement office at (352) 486-5541, no later than 72 hours prior to the proceedings.



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