



*Village of Sea Ranch Lakes*

#1 Gatehouse Road  
Sea Ranch Lakes, Florida 33308-2906  
Phone (954) 943-8860 Fax (954) 943-5808



**CODE COMPLIANCE NOTICE OF VIOLATION  
AND  
NOTICE OF HEARING**

Date: July 13, 2021

Case No. 2021-09

Owner: Singletary, Christopher & CD

Property Address: 22 Saranac Rd  
Sea Ranch Lakes, FL 33308

Mailing Address: 3130 Wills Mill RD  
Cumming GA 30041-

Parcel No#: 4943 07 03 0550

YOU ARE HEREBY NOTIFIED that the undersigned inspector alleges that on July 13, 2021 the following violation(s) of the Village of Sea Ranch Lakes Ordinances existed on the property above:

**Code Violation:** 5.04.02 (d)(1)9f)(1)(2)(7) Property Maintenance

**Means of Correction:**

**Landscape not maintained. Lack of groundcover, weeds throughout landscape and driveway. Painting of garden wall, cleaning of home exterior walls, painting any discolored areas, cleaning of roof. Front flower bed wall shows deterioration, lacks proper greenery and shrubs as well as ground cover. Condition of property negatively effects the surrounding properties.**

Days to Comply: 30

When the property comes into compliance, or if you have any questions regarding this notice, please contact the Village at the following number between the hours of 8:00 a.m. and 4:00 p.m.: at **(954) 943-8862**.

Should all violations not be corrected and approved by the undersigned Code Compliance Inspector within the date and time, specified above, you will be required to appear at the prosecution of this matter before the Village's Special Magistrate for Code Compliance, pursuant to Chapter 162, Florida Statutes.

**A HEARING FOR THIS MATTER HAS BEEN SET BY THE VILLAGE CITY CLERK FOR MONDAY, AUGUST 23, 2021 AT 4:00 PM, AT THE VILLAGE OF SEA RANCH LAKES VILLAGE HALL. THIS HEARING, REQUIRING YOU TO BE PRESENT, WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE COMPLIANCE DEPARTMENT BY AUGUST 13, 2021, AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE COMPLIANCE INSPECTOR.**

The purpose of this Hearing is for the Special Magistrate to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) specified in the attached Violation detail and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violations, should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 16209(2)(a) of the following:

- \$250/per day per violation
- \$500/day for repeat offenses
- \$5,000 for irreversible or irreparable violations

Additionally, administrative fines may be imposed to recover all costs incurred by the Village of Sea Ranch Lakes in prosecuting this matter; if all violations are not corrected prior to the Hearing date, you may be assessed any such costs.

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing, and recurs within one year from the date of the original Notice of Violation, the case may be presented to the Special Magistrate as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you wish to be represented by an attorney, your attorney MUST notify the City Clerk in writing at least five (5) working days before the Hearing at [cityclerk@searanchlakesflorida.gov](mailto:cityclerk@searanchlakesflorida.gov) .

You may also have other rights which are set forth by Florida Statutes. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (*Section 286.0105, Florida Statutes*).

For additional HEARING information, contact the Village of Sea Ranch Lakes, City Clerk at **(954) 943-8862**.

For additional VIOLATION information, or to request an inspection for compliance prior to the listed compliance date, contact the Code Compliance Inspector listed below at **(954) 943-8862**.

**Lenore Graber**

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Signature

Code Compliance Inspector  
Village of Sea Ranch Lakes, Florida