



Municipal Code Enforcement Board Meeting Temple Terrace, Florida

**Wednesday, January 8, 2020 - 6:30 p.m.
City Hall Council Chambers**

There will be a three-minute time limit imposed on ALL comments from the public. Appropriate dress when appearing before the Board is appreciated. Cell phones must be turned off during the meeting.

Agenda

A. Call to Order and Pledge of Allegiance to the Flag

B. Approval of Minutes

Minutes of the regular meeting held on December 11, 2019.

C. Hearings

Case Number 19-5763– City vs. Tampa Acquisitions Inc
Violation – Section 12-861(e)(6) – Fences – Appearance.
Site of Violation – 7202 E Fowler Avenue

Case Number 19-5811 – City vs. Salma Properties LLC
Violation – Section 12-921 – Parking Residential Property.
Site of Violation – 8519 Wakulla Drive

Case Number 19-6072 – City vs. High Point Trust Service LLC
Violation – Section 12-860 – Inoperative Vehicles – Outdoor Storage Equipment; Section 8-102(13)(b) – Exterior Walls – Maintained in Good Repair; Section 12-861(e)(6) – Fences – Appearance; and Section 10-35 - Sanitation Abutting Property.

Site of Violation – 502 Coach Lane

Case Number 19-6149 – City vs. Alma Aponte

Violation – Section 10-4(b)(3) – Nuisance Any Condition or Use.

Site of Violation – 101 Deer Park Avenue

Case Number 19-6701 – City vs. Fidencio Suarez

Violation – Section 12-922(a) – Parking Commercial Vehicle in Residential District.

Site of Violation – 706 East River Drive

D. Unfinished Business/ Prior Case Hearings: (Status Report of Compliance/Non-Compliance with Previously Issued Orders)

Case Number 19-4612 – City vs. SWAY 2014-1 Borrower LLC

Violation – Section 6-33(a) – Animal Running At Large

Site of Violation – 207 Woodbine Avenue

Compliance deadline until December 11, 2019

Fine of \$50 per day beginning December 12, 2019

Case Number 19-4898 – City vs. Salma Properties LLC

Violation – Section 12-860 – Inoperative Vehicles – Outdoor Storage Equipment

Site of Violation – 10043 N 52nd Street

Compliance deadline until December 11, 2019

Fine of \$50 per day beginning December 12, 2019

Case Number 19-4617 – City vs. Ayman B & Fatema A Saed

Violation – Section 12-861(e)(6) – Fences – Appearance.

Site of Violation – 9424 Bellhaven Street

Compliance deadline until January 8, 2019

Fine of \$25 per day beginning January 9, 2019

Case Number 19-6326 – City vs. 5400 Busch Blvd LLC

Violation – Section 12-1047- Landscape Maintenance; Section 8-102(13)(k) – Hardware (Screens) – Maintained in Good Repair; and Section 12-861(e)(6) – Fences - Appearances

Site of Violation – 5400 E Busch Boulevard

Compliance deadline until January 8, 2019

Fine of \$50 per day beginning January 9, 2019

E. Other Board Action

1. Liens List Review

Case Number 08-0292 – City vs. Christopher B. York

Violations – Sections 27.750(m)(2) - Minimum Housing Standards - Exterior Walls and 27.750(m)(3) - Minimum Standards-Roofs

Site of Violations – 7604 Leon Avenue

Order issued May 14, 2008

Compliance deadline June 11, 2008

Fine of \$100.00 per day beginning June 12, 2008

Case Number 15-2510 – City vs. Coy Lee Berry Jr.

Violation – Section 12-861(b)(7) – Fences - Appearance

Site of Violation – 10014 N. 52nd Street

Order issued October 14, 2015

Compliance deadline November 4, 2015

Fine of \$100.00 per day beginning November 5, 2015

Case Number 16-0491 – City vs. Richard D. Warren & Debra L. Warren

Violation – Section 8-102(13)(c) – Roofs – Maintained in Good Repair

Site of Violation – 108 Mission Hills Avenue

Order issued June 8, 2016

Compliance extended deadline January 11, 2017

Fine of \$50.00 per day beginning January 12, 2017

Case Number 16-2397 – City vs. Dudley A. Black

Violation – Section 8-102(13)(b) – Exterior Walls – Maintained in Good Repair

Site of Violation – 9408 Hidden Ridge Place

Order issued March 9, 2017

Compliance deadline April 12, 2017

Fine of \$125 per day beginning April 13, 2017

Case Number 17-2613 – City vs. Dudley A. Black

Violation - Section 10-3(b) – Sanitation – Grass/Weeds and Section 10-35 – Sanitation – Abutting Property

Site of Violation – 9408 Hidden Ridge Place

Order issued December 15, 2017

Compliance deadline January 10, 2018

Fine of \$150 per day beginning January 11, 2018

Case Number 17-2746– City vs. James Stevens Johnson & Glenda Johnson

Violation - Section 12-924 – Parking Inoperative Vehicles

Site of Violation – 104 Holland Avenue

Order issued December 15, 2017

Compliance deadline January 10, 2018

Fine of \$50 per day beginning January 11, 2018

Case Number 17-2786 – City vs. Anthony D. & Marseena L. Bobo

Violation - Section 8-102(13)(c) – Roofs – Duty to Maintain and Section 8-102(13)(b) - Exterior Walls – Maintained in Good Repair

Site of Violation – 7501 Okeechobee Court

Order issued February 15, 2018

Compliance deadline March 14, 2018

Fine of \$50 per day beginning March 15, 2018

Case Number 18-3885– City vs. Diplomat Property Manager LLC

Violation – Section 8-102(14)(a)(b) – Fences – Maintained in Good Repair; Section 8-102(13)(c) – Roofs – Maintained in Good Repair and Section 10-4(b)(3) – Nuisance Any Condition or Use

Site of Violation – 107 S. Greenfield Avenue

Order issued November 16, 2018

Compliance deadline December 12, 2018

Fine of \$30 per day beginning December 13, 2018

Case Number 19-4186 – City vs. Judith Valdes-Cugat

Violation – Section 8-102(13)(c) – Roofs – Maintained in Good Repair

Site of Violation – 6109 Oak Fern Court

Compliance deadline until October 9, 2019

Fine of \$30 per day beginning October 10, 2019

Case Number 19-4518 – City vs. Genus Miller III LLC

Violation – Section 8-102(13)(b) – Exterior Walls – Maintained in Good Repair, and Section 12-1055 – Sight Visibility Triangle

Site of Violation – 12702 N 53rd Street

Compliance deadline until November 13, 2019

Fine of \$50 per day beginning November 14, 2019

Case Number 19-4940 – City vs. Robert and Lisa M McNeil

Violation – Section 6-6 – Animal Harboring Non-Domestic

Site of Violation – 9406 Hidden Ridge Place

Compliance deadline until November 13, 2019

Fine of \$50 per day beginning November 14, 2019

F. Lien Reduction Petitions

1. Case Numbers 05-0557 and 12-0694

Applicant - City vs. Jeffrey L. Rhodes and Verneka L. Rhodes

Property Address – 708 Grand Circle

Lien Amounts – \$414,500

G. New Business

H. Adjournment

Should any interested party seek to appeal any decision made by the Municipal Code Enforcement Board with respect to any matter considered at this meeting, he/she will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The interested party will be responsible for the entire cost of said record. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the Monday prior to this meeting. The Mayor and one or more Council Members may attend this meeting.