



Municipal Code Enforcement Board Meeting Temple Terrace, Florida

**Wednesday, October 13, 2021 - 6:00 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 September 8, 2021.

C. Hearings

Case Number 21-0846 – City vs. Carlos I Reynoso

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

Site of Violation – 308 Springdale Place

Case Number 21-1856 – City vs. Alma I Aponte

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

Site of Violation – 101 Deer Park Avenue

Case Number 21-2005 – City vs. Gordhan and Vishnukumar Patel

Violation – Section 8-166(8)(b) – Minimum Standards – Commercial Sanitation Garbage.

Site of Violation – 12112 N 56th Street

Case Number 21-3781 – City vs. ITIM 617 LLC

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 6127 E 111th Avenue

Case Number 21-3784 – City vs. Natalie Ruth Holmes and Julia B Tallant

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 6112 E 110th Avenue

Case Number 21-3858 – City vs. B N Empire LLC

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 11009 N 56th Street

Case Number 21-4196 – City vs. Lisa R Crenshaw Life Estate

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

Site of Violation – 8535 Queen Brooks Court

Case Number 21-4239 – City vs. Progress Residential Borrower 9 LLC

Violation – Section 10-3(b)- Sanitation – Grass/Weeds; Section 8-102(13)(c) – Roofs – Maintained in Good Repair and Section 8-102(18)(a) – Sanitation Shared Area – Maintained in Good Repair.

Site of Violation – 8711 Morrison Oaks Court

Case Number 21-4556 – City vs. Peninsula Holding Group LLC

Violation – Section 10-3(b) – Sanitation – Grass/Weeds; Section 10-35 – Sanitation Abutting Property and Section 8-102(22) - Maintenance of Structures.

Site of Violation – 533 Broxburn Avenue

Case Number 21-4897 – City vs. Adalwin LLC

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 405 Park Ridge Avenue

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

Case Number 21-0786 – City vs. James L & Joyce A G Evans

Violation – Section 8-102(13)(b) – Exterior Walls – Maintained in Good Repair; Section 8-102(13)(c) – Roofs – Maintained in Good Repair; and Section 8-102(13)(a) – Foundation – Structure.

Site of Violation – 11305 E Queensway Drive

Compliance – deadline extended until November 10, 2021

Fine of \$25 per day beginning November 11, 2021

Case Number 21-2014 – City vs. Rycal Construction LLC

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 823 East River Drive

Compliance – deadline until September 8, 2021
Fine of \$25 per day beginning September 9, 2021

Case Number 21-1230 – City vs. Robert L. Perry and Dorothy L Perry

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

Site of Violation – 6312 Jacqueline Arbor Drive

Compliance – deadline until October 13, 2021

Fine of \$25 per day beginning October 14, 2021

Case Number 21-2965 – City vs. Joan M Brown

Violation – Section 12-861(e)(3) – Fences.

Site of Violation – 8204 Collier Place

Compliance – deadline until October 13, 2021

Fine of \$25 per day beginning October 14, 2021

Case Number 21-3728 – City vs. Craig Brunstein

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 418 Fern Cliff Avenue

Compliance – deadline until October 13, 2021

Fine of \$25 per day beginning October 14, 2021

Case Number 21-3734 – City vs. 2017-2 IH Borrower LP

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

Site of Violation – 9831 Terrace Trail Lane

Compliance – deadline until October 13, 2021

Fine of \$25 per day beginning October 14, 2021

Case Number 21-3797 – City vs. John P Ziegler

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 306 S Burlingame Avenue

Compliance – deadline until October 13, 2021

Fine of \$25 per day beginning October 14, 2021

E. Other Board Action

1. Quarterly Liens List Review

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

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

Site of Violations – 7604 Leon Avenue

Compliance deadline June 11, 2008

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

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

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

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

Compliance deadline January 10, 2018

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

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

Case Number 20-1531 – City vs. Vincent R and Cynthia J Atkins

Violation – Section 10-34 – Sanitation - Keep Premises Clean; Section 8-102(13)(b) - Exterior Walls – Maintained in Good Repair; and Section 10-3(b) – Sanitation - Grass/Weeds.

Site of Violation – 5513 Temple Heights Road

Compliance deadline until October 14, 2020

Fine of \$25 per violation per day beginning October 15, 2020

Case Number 20-4202 – City vs. McNatt Family Enterprises LTD

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 12904 N 56th Street

Compliance deadline until December 9, 2020

Fine of \$25 per day beginning December 10, 2020

Case Number 20-5214 – City vs. Timothy Thibodeau

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 113 Glen Ridge Drive

Compliance deadline until February 10, 2021

Fine of \$25 per day beginning February 11, 2021

Case Number 21-0604 – City vs. Anthony & Gillian Moore

Violation – Section 8-28(a)(1) – Permits – Application Required; and 12-861(e)(6) – Fences – Maintained in Good Repair

Site of Violation – 941 N Riverhills Avenue

Compliance deadline until June 9, 2021

Fine of \$25 per day beginning June 10, 2021

Case Number 21-0070 – City vs. A&T Hospitality LLC

Violation – Section 8-166(4)(a) – Minimum Standards – Commercial Parking Lot; and Section 8-166(1)(c) - Minimum Standards – Commercial Roofs.

Site of Violation – 13294 Telecom Drive

Compliance – deadline until August 11, 2021

Fine of \$50 per day beginning August 12, 2021

Case Number 21-1177 – City vs. Nicholas Drew Teeling & Rachel Teeling

Violation – Section 8-28(a)(1) – Permits – Application Required.

Site of Violation – 716 Druid Hills Road

Compliance – deadline until August 11, 2021

Fine of \$25 per day beginning August 12, 2021

F. New Business

G. 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.