

CITY OF LAKE CITY
MINUTES
CODE ENFORCEMENT BOARD
MARCH 12, 2009

Invocation was given by Mr. Anschultz followed by the Pledge of Allegiance. Secretary Debbie Adams performed the roll call of members.

- 1) Roll Call: The roll was called as follows:

Mr. Anschultz, Chairman	- present		
Ms. Jones	- present	Mr. Adel	- present
Mr. Haskett	- present	Ms. Allum	- present
Mr. George	- absent	Ms. Worthington	- present

Also present were Mr. Norris, Board Attorney, Sandra Caslow, and Mike Renfroe, Code Enforcement Officers.

- 2) Review and approve the minutes of the February 12, 2009 meeting. Mr. Haskett made the motion to approve the minutes as written. Ms. Allum seconded the motion. Minutes of the February 12, 2009 meeting were approved. A roll call vote was taken, motion carried unanimously.
- 3) OATH: Ms. Adams placed Ms. Caslow under Oath.
- 4) OLD BUSINESS: None
- 5) NEW BUSINESS:

A. CEO Sandra Caslow – Case # 52400082, 411 NE Washington St., Lake City, FL; Darryl Allen, 1491 NW 33 Way, Ft. Lauderdale, FL 33311, owner and John Mayo, P O Box 912, Lake City, FL 32056, owner. Violation: Ordinance 2007-1112, Section 22-175, minimum housing code, multiple violations. Details as follows:

August 27, 2008 – Received complaint stating this property was infested with rats, and the building was unsecured.

August 29, 2008 – Inspected property with Troy Crews, Chief Building Inspector, Steve Baltzley, Natural Gas Director, and Rory Porter, as agent for the owner. Multiple violations of the Property Maintenance Code were documented.

- Property has been declared a Public Nuisance in accordance with Ordinance 2007-1112, Section 22-191 (B) Abandoned buildings are attractive nuisances when they are unsecured or not securable and when by reason of abandonment or neglect they contain unsound walls, roofing, or flooring, unsafe wiring, fire hazards, or other unsafe conditions as further defined herein. (C) Physical or

unsanitary conditions or conditions so lacking illumination or ventilation as to be potentially dangerous to human life or detrimental to health of persons on or near the premises where the condition exists. This includes, but is not limited to conditions for mold growth, environmental pollution or conditions that create harborage for insects or vermin. (D) Major or minor violations of this Code which cumulatively impact upon premises to the point whereby conditions can potentially endanger human life or substantially and detrimentally affect the safety or security of occupants, nearby occupants or passers-by.

- Photos of the violations. 301.3 Vacant structures and land. Vacant structure not maintained clean, safe, secure and in sanitary condition. Damage to roof allowing water to enter structure creates harborage for insects or vermin, and mold growth. Structure contains unsound roofing, second story floor, and is unsecured. A combination of multiple violations, when considered together, cause a blighting problem and adversely affect the public health.
- 304.2 Exterior wood surfaces not protected from the elements. Exterior painted surfaces peeling, flaking, and chipping.
- 304.3 Assigned building number not displayed on structure.
- 304.7 Roof has multiple holes allowing rain to enter structure.
- 305.1 Interior structure. Interior of structure not maintained in good repair, structurally sound, and in a sanitary condition. Mold/mildew present on walls and ceiling. Moss growing in portions of structure.
- 305.2 Interior structural members. Second story floor beams rotting and deteriorating.
- 305.3 Interior surfaces. Interior surfaces have mold/mildew. Missing ceiling planks.
- 305.6 Interior doors. Interior doors missing and/or won't open/close.
- 304.13.1 Some windows are missing others have holes in them.
- 304.14 No windows equipped with insect screens.
- 304.15 Exterior doors not maintained in good condition.
- 504.1 Plumbing systems & fixtures. Condition of plumbing system in unknown. No service at location for many years. Would need to be inspected and possibly replaced in accordance with currently adopted codes.
- 603.1 Mechanical appliances. Unknown if any mechanical appliances are in working order. Would need to be inspected and possibly replaced in accordance with currently adopted codes.
- 604.1 Electrical facilities required. Unknown if electrical facilities are operable. Would need to be inspected and possibly replaced in accordance with currently adopted codes.

September 2, 2008 – Warning Notice issued to property owner and agent for owner. Notice ordered property owner to demolish the structure and remove all debris and trash from the property within 45 calendar days from receipt of the Notice. Notice was delivered by certified mail, return receipt requested to the agent on September 8, 2008. Notice to owner returned unclaimed. Unclaimed notice and mail receipt submitted for the record along with printout from the Property Appraiser's website.

November 4, 2008 – Spoke with agent regarding demolition of structure. Stated he has talked with a contractor and the contractor would be coming in to pull a permit.

December 5, 2008 – Spoke with agent again regarding the contractor for the demolition. Said he would contact him again and find out when he will be obtaining the permit and would call me in a few days.

December 17, 2008 – Left message for agent to contact me with updated information. I said if a contractor did not contact me soon I would be sending a Notice of Violation and Notice of Hearing to the Code Enforcement Board.

I have not heard back from the agent.

January 5, 2009 – Notice of Violation and Notice of Hearing for February 12, 2009 sent to the owner and agent for the owner certified mail, return receipt requested. Copies of Notices and certified mail receipts submitted for the record.

January 12, 2009 – Notice received by property owner. Copy of receipt submitted for the record.

January 26, 2009 – Notice returned unclaimed from agent. Also ordered O & E report.

I spoke with Mr. Allen regarding the date of the hearing. He said that he would be coming to town to attend the hearing.

February 4, 2009 – Received O & E report which indicated the Warranty Deed was not properly witnessed, therefore it is not a proper conveyance. I spoke with John Mayo regarding the Warranty Deed and the requirement to provide him with the Notice as a property owner. He was not willing to meet with me for personal service of the Notice. He stated that he would contact Mr. Allen to get a corrected Deed.

February 10, 2009 – Spoke with Mr. Allen and informed him that the hearing for this case would not be heard until March due to the problem with the Deed. He said he would contact Mr. Mayo to get this issue resolved. He asked about getting an extension of time. I told him that I would not recommend to the Board to allow an extension, but, that I would recommend the City brings the property into compliance and bill him for the costs. I also told him that the Board might consider allowing him to repay the City on a monthly payment plan instead of filing the Order as a lien. He stated that he would be agreeable to a monthly payment plan. I told him to work on getting the Deed straightened out and come to the hearing in March.

February 17, 2009 – Notice of Violation and Notice of Hearing re-issued to Mr. Allen and Mr. Porter as agent, also issued to Mr. Mayo. Notices sent certified mail, return receipt requested. Copies of Notices and certified mail receipts submitted for the record.

February 23, 2009 – Certified mail signed for by Darryl Allen.

February 25, 2009 – Certified mail signed for by John Mayo.

March 9, 2009 – Certified mail to Rory Porter returned unclaimed. All receipts submitted for the record.

March 10, 2009 – Spoke with Mr. Allen regarding his attendance at the hearing. He said that he will be recording the corrected deed on Thursday. He also said that he would be meeting with contractors in the morning to get some bids for demolition and clean up.

Recommended action: Find property in violation of Ordinance 2007-1112, Section 22-175. Property to be brought into compliance by the City immediately. Owner to be billed for all costs associated with prosecution of this case. Owner agrees to repay the costs to City, amount per month and payment date to be set by board, until paid in full. If the owner fails to make a payment on time, the City may record the Order as a lien and may foreclose on the property in accordance with the law.

Mr. Darryl Allen, 1491 NW 33 Way, Ft. Lauderdale, FL, owner of property, addressed board. Mr. Allen was placed under oath. Mr. Allen said he had never been inside of this building because he travels most of the time. He also stated that he would comply with the Board's order.

Ms. Allum made a motion to find Mr. Allen in violation of Ordinance 2007-1112, Section 22-175. She also motioned that he reimburse the City for all associated costs for cleanup, etc. at the rate of \$500.00 per month, due on the 15th of each month. Mr. Haskett seconded the motion. A roll call vote was taken and motion was carried unanimously.

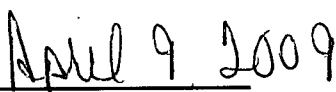
(See Minutes of Contractor's Board of Examiner's and Appeals dated March 12, 2009)

6) WORKSHOP QUESTIONS: NONE

7) ADJOURNMENT: Ms. Jones made a motion to adjourn, seconded by Mr. Adel. All in favor.

All matters having been handled, the meeting adjourned on a motion made and duly seconded.


Code Enforcement Board Secretary


Date Approved

Minutes were transcribed from audiotape. Minutes were typed by Debbie Adams.