

CITY OF LAKE CITY  
CODE ENFORCEMENT BOARD MINUTES

The Code Enforcement Board in and for the citizens of the City of Lake City, Florida, met on May 13, 2010, beginning at 6:00 P.M., in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida.

Chairman Adel introduced and welcomed newly appointed board member Mr. Matthew Erking, to the Code Enforcement Board. Mr. Erking is filling a vacancy created by Ms. Tammy Dixon's resignation.

Invocation was given by Mr. George followed by the Pledge of Allegiance.

1. ROLL CALL

Ms. Greene was asked to call the roll as following:

Board Members	Mr. Adel, Chairman
	Mr. Hemes, Vice-Chairman
	Ms. Allum
	Mr. Robedeau
	Mr. George
	Ms. Gruel
	Mr. Erking
Board Attorney	Mr. Norris

Also in attendance: Sandra Caslow, Code Enforcement Officer  
Troy Crews, Chief Building Inspector/Code Enforcement Officer  
Mike Renfroe, Code Enforcement Officer  
Michele Greene, Board Secretary  
Alphonso Hughes  
Phillip Williams  
Joyce Tunsil  
Akil Tunsil

2. MINUTES- April 8, 2010

**Mr. George made a motion to approve the April 8, 2010 Code Enforcement Board minutes as presented. Mr. Hemes seconded the motion and the motion carried on a voice vote.**

3. ADMINISTRATION OF OATH

Ms. Greene administered the Oath to Code Enforcement Officers (CEO) Sandra Caslow and Troy Crews at this time.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

- A) CEO Sandra Caslow, Case# 09-52400346, Phillip Williams and Alphonso Hughes, 917 NE Congress Avenue, Lake City, Florida; Violation of City Code 22-175 IPMC, Section 108.1, 110.1, 304.10, 304.13, 304.13.1, 304.2, 304.3, 304.4, 304.6

DETAILS:

CEO Caslow presented a slide show documenting the violations on the property to the Board. CEO Caslow provided an explanation of each violation as they were viewed.

December 30, 2009- CEO Caslow inspected the property with Chief Building Inspector/CEO Troy Crews. Violations were noted.

January 26, 2010 – The O & E report was ordered.

February 17, 2010 – The O & E report was received.

February 23, 2010 – The NOV and NOH were sent to the Respondents via certified mail, return receipt requested. A Copy of Notices were sent to all tax certificate holders via certified mail, return receipt requested. The Notice allowed 45 calendar days for compliance.

February 24, 2010 – The Notices to Respondents were signed for.

May 3, 2010 – The property was re-inspected for compliance with demolition order. There was no change.

The Property Appraiser's sheet documenting ownership and all above referenced items were submitted for the record.

Recommended action:

- Find in the property in violation of City Code Section 22-175, IPMC Sections 108.1, 110.1, 304.10, 304.13, 304.13.1, 304.2, 304.3, 304.4, 304.6
- Allow additional 30 calendar days for compliance
- Assess a fine of \$250.00 per day beginning on the 31<sup>st</sup> day and continuing until property is in compliance.

Mr. Hemes asked if anyone was living in the structure. From the audience, Mr. Hughes tried to speak and answer that his brother had stayed in the home.

Mr. Norris, Board Attorney, provided an overview of the procedures required for anyone wishing to address the Board. Chairman Adel asked Ms. Greene to swear in Mr. Alphonso Hughes. Mr. Hughes was placed under Oath.

WITNESS: Mr. Alphonso Hughes, 181 Jem Street, Lake City, Florida

Mr. Hughes stated he was incarcerated during the dates noted by Ms. Caslow. He stated once released he was now in the process of doing repairs. Mr. George questioned Mr. Hughes about receiving any estimates stating if the structure could be repaired and if so what the cost would be.

Mr. Hughes stated he had not obtained any estimates due to not having available funds to work on the home. Mr. Hughes stated he felt he needed approximately one month to secure funds from a bank.

In light of this information, Ms. Caslow asked the Board to consider tabling this case so that more information could be gathered on whether the structure could be repaired.

**Mr. Robedeau made a motion to table Case# 09-52400346. Ms. Allum seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Robedeau	Aye	Mr. Erkinger	Aye
Ms. Allum	Aye	Mr. Hemes	Nay
Mr. George	Aye	Mr. Adel	Aye
Ms. Gruel	Aye		

Chairman Adel asked for this case to be placed on the June 2010 agenda.

- B) CEO Troy Crews, Case# 09-52400366, Joyce Tunsil 463 NE Hernando Avenue, Lake City, FL; Violation of City Code 22-175 IPMC, Section 108.1, 302.1, 302.4, 302.8, 304.1, 304.2, 304.3, 304.4, 304.6, 304.10, 307.1, 604.3, and Section 22-191

**DETAILS:**

CEO Crews presented a slide show documenting the violations on the property to the Board. CEO Crews provided an explanation of each violation as they were viewed.

December 15, 2009- An initial inspection of the property was accomplished with multiple violations noted.

January 21, 2010- CEO Crews left a phone message with the owner requesting entry to inspect the interior.

January 27, 2010- The NOV and NOH were sent to the Respondent via certified mail, return receipt requested, first class mail, posted at the property and at City Hall.

February 3, 2010- The O&E report was received.

February 5, 2010- The Notices were received by the Respondent.

February 19, 2010- Mr. Crews met with the Respondent's representative and performed an interior inspection. Violations were noted.

March 1, 2010- A revised NOV and NOH was mailed to the Respondent, certified mail, return receipt requested, first class mail, and posted at the property and at City Hall.

March 2, 2010- The Notices were received by the Respondent giving 45 days for compliance.

May 13, 2010- The property was re-inspected for compliance.

The Property Appraiser's sheet documenting ownership and all above referenced items were submitted for the record.

Recommended action:

- Find the property in violation of Ordinance 2007-1112, Section 22-191 Public nuisance, 22-175 (International Property maintenance code) Sub Sec.108.1, 304.1, 304.2, 304.4, 304.6, 304.10, 305.3,602.1,604.3
- Allow additional 30 calendar days for compliance
- Assess fine of \$ 250.00 per day beginning on the 31<sup>st</sup> day from receipt of order and continuing until in compliance

Mr. Crews stated some progress has been made to the building. Mr. Erkinger inquired if the building was occupied. Mr. Crews stated the building was not occupied and secured.

At this time, Mrs. Joyce Tunsil asked to address the Board. Chairman Adel asked Ms. Greene to swear in Mrs. Tunsil. Mrs. Tunsil was placed under Oath.

WITNESS: Mrs. Joyce Tunsil, 579 SW Wingate Avenue, Lake City, Florida 32024

Mrs. Tunsil provided an overview of her attempt to sell the property. Due to the property not selling, Mrs. Tunsil stated she was in the process of making the recommended changes. She stated she felt thirty days would not be enough time to complete the work. She added that she was having someone assist her in researching the possibility of the building having historical significance. She stated she is also researching funding possibilities should the building be a historic site. Mrs. Tunsil asked the Board to consider granting ninety (90) days to complete contacting contractors and getting permits. Mr. George inquired if a plan had been communicated with Mr. Crews. Mr. Crews stated a timeline had not been discussed.

Chairman Adel asked Ms. Greene to swear in Mr. Akil Tunsil. Mr. Tunsil was placed under Oath.

WITNESS: Mr. Akil Tunsil, 363 SE Avalon Avenue, Lake City

Mr. Tunsil stated he was the representative Mrs. Tunsil has to coordinate the inside repairs. He described to the Board the size of the building to ensure they understood that the repairs would not be a small endeavor. He added he is also doing the research to see if the building has any historical significance or designation. Mr. Tunsil stated he should within thirty (30) days have a firm understanding if the building is historical. At that time they will be able to determine if the structure will be repaired or demolished. Mr. Crews stated to be in compliance, he is requesting a timeline with a set of architectural plans to be submitted and for permits to be applied for. Mr. Crews stated once the permit is issued, the permit is good for one year if the work is ongoing with no lapse more than 180 days. **Mr. George made a motion in reference to Case No# 09-52400366; finding the property in violation of Ordinance 2007-1112, Section 22-191 Public nuisance, 22-175 (International Property maintenance code) Sub Sec.108.1, 304.1, 304.2, 304.4, 304.6, 304.10, 305.3,602.1,604.3 and to extend the time for compliance to 90 calendar days. This motion also provides for the assessing of a fine of \$ 250.00 per day beginning on the 91<sup>st</sup> day from May 14, 2010 and continuing until in compliance. Ms. Gruel seconded the motion. A roll call vote was taken and the motion passed.**

Mr. George	Aye	Mr. Robedeau	Aye
Ms. Gruel	Aye	Mr. Hemes	Aye
Mr. Erkinger	Aye	Mr. Adel	Aye
Ms. Allum	Aye		

*The hearing of the Code Enforcement Board was closed and the Board reconvened as the Contractor's Board of Examiner's and Appeals at 7:04 PM. (See Minutes of the Contractor's Board of Examiner's and Appeals dated May 13, 2010)*

*The hearing of the Contractor's Board of Examiner's and Appeals was closed and the Board reconvened as the Code Enforcement Board at 7:13 PM.*

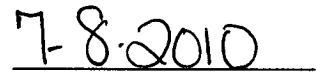
6. WORKSHOP

Chairman Adel announced the Board was still trying to fill a vacancy created by Mr. John Shoemaker. He added this member is an alternate position.

7. ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:16 PM on a motion made by Mr. Robedeau and seconded by Mr. Hemes.

  
Michele Greene, Board Secretary

  
Date Approved