



# **Municipal Code Enforcement Board Meeting Temple Terrace, Florida**

**Wednesday, November 10, 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 October 13, 2021.

### **C. Hearings**

**Case Number 21-3594** – City vs. A&T Hospitality Tampa LLC

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

**Site of Violation** – 13294 Telecom Drive

**Case Number 21-3691** – City vs. Abel Pino Lopez

**Violation** – Section 12-921 – Parking Residential Property; and Section 10-3(b) – Sanitation – Grass/Weeds.

**Site of Violation** – 5307 Rainbow Drive

**Case Number 21-4324**– City vs. JR Premier Properties LLC

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

**Site of Violation** – 608 Courtney Drive

**Case Number 21-4541** – City vs. A&T Hospitality Tampa LLC  
**Violation** – Section 10-34 – Sanitation - Keep Premises Clean.  
**Site of Violation** – 13294 Telecom Drive

**Case Number 21-5306** – City vs. RC/LB Residential LLC  
**Violation** – Section 10-3(b) – Sanitation – Grass/Weeds; Section 8-102(13)(c) – Roofs – Maintained in Good Repair; Section 8-102(13)(b) – Exterior Walls – Maintained in Good Repair; and Section 10-34 – Sanitation – Keep Premises Clean.  
**Site of Violation** – 6634 Glencoe Drive

**Case Number 21-5325** – City vs. Sam Rifaie  
**Violation** – Section 12-861(e)(6)- Fences – Appearance.  
**Site of Violation** – 11902 N 53<sup>rd</sup> Street

**Case Number 21-5531** – City vs. 2018-1 IH Borrower LP  
**Violation** – Section 12-860 – Inoperative – Outdoor Storage Equipment  
**Site of Violation** – 5313 Rainbow Drive

**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 21-0846** – City vs. Carlos I Reynoso  
**Violation** – Section 8-102(13)(c) – Roofs – Maintained in Good Repair.  
**Site of Violation** – 308 Springdale Place  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 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 extended until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**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

**Compliance** – deadline until December 8, 2021  
**Fine** of \$25 per day beginning December 9, 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 21-3781** – City vs. ITIM 617 LLC  
**Violation** – Section 8-28(a)(1) – Permits – Application Required.  
**Site of Violation** – 6127 E 111<sup>th</sup> Avenue  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**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 110<sup>th</sup> Avenue  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 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 extended until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**Case Number 21-3858** – City vs. B N Empire LLC  
**Violation** – Section 8-28(a)(1) – Permits – Application Required.  
**Site of Violation** – 11009 N 56<sup>th</sup> Street  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**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  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**Case Number 21-4556** – City vs. Peninsula Holding Group LLC  
**Violation** – Section 10-35 – Sanitation Abutting Property.  
**Site of Violation** – 533 Broxburn Avenue  
**Compliance** – deadline until November 10, 2021  
**Fine** of \$25 per day beginning November 11, 2021

**Case Number 21-4897** – City vs. Adalwin LLC

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

**Site of Violation** – 405 Park Ridge Avenue

**Compliance** – deadline until November 10, 2021

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

**E. Other Board Action**

**F. New Business**

1. Proposed changes to the MCEB Rules of Procedure

**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.