



## **MUNICIPAL CODE ENFORCEMENT BOARD CITY OF TEMPLE TERRACE, FLORIDA**

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### **Regular Meeting**

**Wednesday, September 8, 2010 – 7:00 p.m.**

**Council Chambers – City Hall**

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The members of the Municipal Code Enforcement Board will meet at **6:00 p.m.** in the Conference Room behind the Council Chambers for a Work Session to discuss general procedures.

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There will be a three-minute time limit imposed on ALL comments from the public. Appropriate dress when appearing before the Board is appreciated. Please turn off your cell phone before approaching the podium.

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### **A G E N D A**

#### **Call to Order**

**Pledge of Allegiance to the Flag**

#### **A. HEARINGS:**

##### **CASE NO. 10-0965 – City vs. Sawsan J. Baban**

**Violation** – Section 27.750(m)(2) – Minimum Standards – Exterior Walls.

**Site of Violation** – 9209 Hollyridge Place

##### **CASE NO. 10-1667 – City vs. Kinnie A. Wilson III and Melody Wilson**

**Violation** – Section 11.135.2 – Sanitation – Grass/Weeds.

**Site of Violation** – 8751 Morrison Oaks Court

##### **CASE NO. 10-1718 (REPEAT) – City vs. William H. Peavy Jr. and Holly Jean Peavy**

**Violations** – Section 11.135.2 – Sanitation – Grass/Weeds; Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 25.755.10 – Pools - Duty to Maintain.

**Site of Violations** – 101 Druid Hills Road

##### **CASE NO. 10-1845 – City vs. Federal Home Loan Mortgage Corporation, c/o Bank of America**

**Violations** – Section 25.755.10 – Pools – Duty to Maintain; Section 11.120.10 – Sanitation – Occupants and Owners of Abutting Property to Keep Parkway Clean and Sanitary; Section 11.135.1- Sanitation – Accumulation of Weeds, Grass, and Underbrush Prohibited; and Section 11.135.2 – Sanitation – Grass/Weeds.

**Site of Violations** – 7807 E 113<sup>th</sup> Avenue

**CASE NO. 10-1869 (REPEAT) – City vs. Jacqueline D. Munera and Andres Munera**  
**Violation** – Section 25.760.2(a) – Parking – Non-Durable Surface.  
**Site of Violation** – 110 Mission Hills Avenue

**CASE NO. 10-1932 – City vs. Tara C. Murphy**  
**Violations** – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; Section 11.135.1 – Sanitation – Accumulation of Weeds, Grass, and Underbrush Prohibited; and 11.135.2 – Sanitation – Grass/Weeds.  
**Site of Violations** – 6102 E 110<sup>th</sup> Avenue

**CASE NO. 10-5010 – City vs. Rafael J. and Maria T. Nobo**  
**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.  
**Site of Violation** – 5128 Gainsville Drive

**CASE NO. 10-5011 – City vs. John E. O'Brien**  
**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.  
**Site of Violation** – 210 Temple Valley Drive

**CASE NO. 10-5014 – City vs. Patricia P. Sanchez, Registered Agent/Sanbarbes Inc.**  
**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.  
**Site of Violation** – 5216 Temple Heights Road

**CASE NO. 10-5015 – City vs. Todd E. and Melissa A. Snapp**  
**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.  
**Site of Violation** – 8644 Lake Isle Drive

**CASE NO. 10-5016 – City vs. Afshin Soroory and Minoo Hejratyazdi**  
**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.  
**Site of Violation** – 11301 Grandville Drive

**B. UNFINISHED BUSINESS/PRIOR CASE HEARINGS:**  
**Status Report of Compliance/Non Compliance with previously issued ORDERS:**

**CASE NO. 10-0158 – City vs. Stuart J. Zook, Registered Agent/Normandy Acquisition**  
**Violations** – Section 8.815(b) – Florida Building Code – Applicability; Section 8.830(a)(1) – Permits – Required; Section 25.780.5 – Landscape Maintenance; Section 27.750(m)(3) – Exterior and Interior of Structures – Roofs; Section 28.840(d)(1) – Parking Lots and Walkways – Maintenance; and Section 28.840(d)(2) – Parking Lots and Walkways – Surfaces.  
**Site of Violations** – 11110 North 56<sup>th</sup> Street  
**ORDER** issued April 14, 2010  
**COMPLIANCE** deadline May 12, 2010  
**AMENDED ORDER** issued May 12, 2010  
**COMPLIANCE** deadline extended to June 9, 2010  
**AMENDED ORDER** issued June 9, 2010  
**COMPLIANCE** deadline extended to July 14, 2010  
**FINE** of \$100.00 per day beginning July 15, 2010  
**COMPLIANCE** deadline extended to August 11, 2010  
**FINE** of \$100.00 per day beginning August 12, 2010  
**COMPLIANCE** deadline extended to September 8, 2010  
**FINE** of \$100.00 per day beginning September 9, 2010

**CASE NO. 10-1002 – City vs. George Richard Schmeizer III and Tracie L. F. Schmeizer Violations** – Section 11.130.7(b) – Unauthorized Accumulation; Section 11.135.2 – Sanitation – Grass/Weeds; Section 25.750.5(b)(7) – Fences-Appearance; and Section 25.755.10 – Pools-Duty to Maintain.

**Site of Violations** – 312 Belle View Avenue

**ORDER** issued July 14, 2010

**COMPLIANCE** deadline August 11, 2010

**FINE** of \$250.00 per day beginning August 12, 2010

**CASE NO. 10-1014 – City vs. John Francis Omahony and Eva Decker Omahony**

**Violations** – Section 11.120.9 – Duty to Keep Premises Clean; Section 11.135.1 – Accumulation of Weeds, Grass, and Underbrush Prohibited; Section 11.135.2 – Sanitation – Grass/Weeds; and Section 25.755.10 – Pools – Duty to Maintain.

**Site of Violations** – 12704 N. 52<sup>nd</sup> Street

**ORDER** issued July 14, 2010

**COMPLIANCE** deadline extended to September 8, 2010

**FINE** of \$250.00 per day beginning September 9, 2010

**CASE NO. 10-1100 – City vs. Lloyd Chung**

**Violation** – Section 11.135.2 – Sanitation – Grass/Weeds.

**Site of Violation** – 8412 Renald Blvd.

**ORDER** issued July 14, 2010

**COMPLIANCE** deadline August 11, 2010

**FINE** of \$150.00 per day beginning August 12, 2010

**CASE NO. 10-1137 – City vs. Michael P. Mercer**

**Violations** – Section 27.750(m)(14) – Minimum Standards – Interior Doors; Section 27.750(m)(15) – Minimum Standards – Interior Floors, Walls, and Ceilings; Section 27.750(m)(8) – Minimum Standards – Windows and Exterior Doors; Section 11.120.9 – Duty to Keep Premises Clean; Section 27.750(a) – Minimum Standards – Sanitary Facilities Required; Section 27.750(b) – Minimum Standards – Hot and Cold Water Supply; Section 27.750(j) – Minimum Standards – Electric Lights and Outlets; Section 27.726(a) – Annual Rental Housing Permit or Waiver; Section 25.750.5(b)(7) – Fences – Appearance; and Section 27.750(n)(1) – Minimum Standards – Fences Good Repair.

**Site of Violations** – 7610 Gulf Court

**ORDER** issued July 14, 2010

**COMPLIANCE** deadline August 11, 2010

**FINE** of \$250.00 per day beginning August 12, 2010

**CASE NO. 10-1140 – City vs. Joaquin Hernando Cadavid**

**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.

**Site of Violation** – 12924 Sanctuary Cove Drive, #103

**ORDER** issued August 11, 2010

**COMPLIANCE** deadline September 8, 2010

**FINE** of \$200.00 per day beginning September 9, 2010

**CASE NO. 10-1146 – City vs. Joaquin Hernando Cadavid****Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.**Site of Violation** – 13016 Sanctuary Cove Drive, #201**ORDER** issued August 11, 2010**COMPLIANCE** deadline September 8, 2010**FINE** of \$200.00 per day beginning September 9, 2010**CASE NO. 10-1147 – City vs. Joaquin Hernando Cadavid****Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.**Site of Violation** – 13223 Sanctuary Cove Drive, #201**ORDER** issued August 11, 2010**COMPLIANCE** deadline September 8, 2010**FINE** of \$200.00 per day beginning September 9, 2010**CASE NO. 10-1155 – City vs. Joaquin Hernando Cadavid****Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.**Site of Violation** – 13223 Sanctuary Cove Drive, #301**ORDER** issued August 11, 2010**COMPLIANCE** deadline September 8, 2010**FINE** of \$200.00 per day beginning September 9, 2010**CASE NO. 10-1158 – City vs. Joaquin Hernando Cadavid****Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.**Site of Violation** – 13235 Sanctuary Cove Drive, #304**ORDER** issued August 11, 2010**COMPLIANCE** deadline September 8, 2010**FINE** of \$200.00 per day beginning September 9, 2010**CASE NO. 10-1222 – City vs. Tracey S. Myers****Violation** – Section 11.135.2 – Sanitation – Grass/Weeds.**Site of Violation** – 805 West River Drive**ORDER** issued July 14, 2010**COMPLIANCE** deadline August 11, 2010**FINE** of \$200.00 per day beginning August 12, 2010**CASE NO. 10-1289 – City vs. Barbara Y. Rasheed****Violations** – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 25.755.10 – Pools – Duty to Maintain.**Site of Violations** – 11402 Gibraltar Place**ORDER** issued August 11, 2010**COMPLIANCE** deadline September 8, 2010**FINE** of \$100.00 per day beginning September 9, 2010**CASE NO. 10-1317 – City vs. J. Boe and Connie L. Ellis****Violations** – Section 11.120.9 – Duty to Keep Premises Clean; Section 25.755.10 – Pools – Duty to Maintain; and Section 27.750(m)(3) – Minimum Standards – Roofs.**Site of Violations** – 6312 Jacqueline Arbor Drive**ORDER** issued July 14, 2010**COMPLIANCE** deadline August 11, 2010**FINE** of \$250.00 per day beginning August 12, 2010

**CASE NO. 10-1346 – City vs. Yolanda Pelino**

**Violations** – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; Section 25.750.5(b)(7) – Fences – Appearance; and Section 27.750(n)(1) – Fences – Good Repair.

**Site of Violations** – 5415 Riverhills Drive

**ORDER** issued August 11, 2010

**COMPLIANCE** deadline September 8, 2010

**FINE** of \$100.00 per day beginning September 9, 2010

**CASE NO. 10-1551 – City vs. William J. and Susan J. Franks**

**Violations** – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 25.755.10 – Pools – Duty to Maintain.

**Site of Violations** – 10751 N 62<sup>nd</sup> Street

**ORDER** issued August 11, 2010

**COMPLIANCE** deadline September 8, 2010

**FINE** of \$100.00 per day beginning September 9, 2010

**CASE NO. 10-5007 – City vs. Joaquin Hernando Cadavid**

**Violation** – Section 27.726(a) – Failure to Obtain Annual Rental Permit.

**Site of Violation** – 13233 Sanctuary Cove Drive, #303

**ORDER** issued August 11, 2010

**COMPLIANCE** deadline September 8, 2010

**FINE** of \$200.00 per day beginning September 9, 2010

**C. OTHER BOARD ACTION:**

**1. Consideration of Lien Reduction Request:**

**Case No. 09-1811 – City vs. Feliciano L. Zamudio and Nilka R. Samilian, Trustee – 517 Terrace Hill Drive – Amount of Lien: \$21,000.00**

**D. NEW BUSINESS:**

**E. APPROVAL OF MINUTES:**

**1. Minutes of the regular meeting held on August 11, 2010**

**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. Applicant 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.**