



MUNICIPAL CODE ENFORCEMENT BOARD CITY OF TEMPLE TERRACE, FLORIDA

Regular Meeting

Wednesday, February 8, 2012 – 7:00 p.m.

Council Chambers – City Hall

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.

A G E N D A

Call to Order

Pledge of Allegiance to the Flag

A. HEARINGS:

CASE NO. 11-3091 – City vs. Whiteway Terrace Villas Condominium Association, Inc., Denise Helbig/Registered Agent.

Violations – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 11.135.2 – Sanitation – Grass/Weeds.

Site of Violations – 5300 Whiteway Drive

CASE NO. 11-3540 – City vs. William J. Franks and Susan J. Franks

Violations – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; Section 25.755.10 – Pools – Duty to Maintain; Section 27.750(m)(8) – Windows and Exterior Doors – Maintained in Good Repair; and Section 27.750(m)(6) – Stairs/Porches/Appurtenances – Maintained in Safe Condition.

Site of Violations – 10751 N. 62nd Street

CASE NO. 11-3576 – City vs. Beatrice Manali Life Estate, Frank Manali, Jr., John Louis Manali, Tommy Manali, Linda Joyce Manali, and Sandra Ann Manali

Violation – Section 11.120.10 – Sanitation – Occupants and Owners of Abutting Property to Keep Parkways Clean and Sanitary.

Site of Violations – 8701 Overlook Drive

CASE NO. 12-0031 – City vs. Kumon of Temple Terrace, Inc., Thomas Karakad/Registered Agent.

Violation – Section 13.155(a) - Annual Review

Site of Violation – 10958 N. 56th Street

CASE NO. 12-0062 (REPEAT) – City vs. Thomas J. Urbanczyk

Violations – Section 11.135.2 – Sanitation – Grass/Weeds; and Section 11.120.9 – Sanitation – Duty to Keep Premises Clean.

Site of Violations – 1113 N. Riverhills Drive

CASE NO. 12-0093 – City vs. Federal Home Loan Mortgage Corporation

Violations – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; Section 11.135.2 – Sanitation – Grass/Weeds; Section 27.750(m)(3) – Roofs – Duty to Maintain; Section 27.750(m)(12) – Protective Treatment – Exterior Surfaces Must be Maintained; and Section 27.750(n)(1) – Fences and Walls – Maintained in Good Repair.

Site of Violations – 601 Vanderbaker Road

B. UNFINISHED BUSINESS/PRIOR CASE HEARINGS:**Status Report of Compliance/Non Compliance with previously issued ORDERS:****CASE NO. 10-1920 – City vs. Christian Rodriguez**

Violations – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 27.750(u) – Mold and Mildew.

Site of Violations – 7466 Terrace River Drive

ORDER issued October 6, 2010

COMPLIANCE deadline November 10, 2010

FINE of \$100.00 per day beginning November 11, 2010

STAY - The respondent filed Chapter 13 Bankruptcy and the case was put on hold until further notice.

CASE NO. 11-2984 – City vs. Florida First Escrow Company Trustee

Violations – Section 25.750.5(b)(7) – Fences – Appearance; Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 25.755.10 – Pools – Duty to Maintain.

Site of Violations – 5318 Rainbow Drive

ORDER issued December 14, 2011

COMPLIANCE deadline January 11, 2012

FINE of \$75.00 per day beginning January 12, 2012

CASE NO. 11-3067 – City vs. Ayman Osman and Asma Alzein

Violations – Section 11.120.9 – Sanitation – Duty to Keep Premises Clean; and Section 11.135.2 – Sanitation – Grass/Weeds.

Site of Violations – 12415 N. 59th Street

ORDER issued December 14, 2011

COMPLIANCE deadline January 11, 2012

FINE of \$50.00 per day beginning January 12, 2012

CASE NO. 11-3350 – City vs. Gloria C. Rios

Violation – Section 27.750(u) – Mold and Mildew.

Site of Violation – 11820 Raintree Lake Ln, Apt. A

ORDER issued January 11, 2012

COMPLIANCE deadline February 8, 2012

FINE of \$25.00 per day beginning February 9, 2012

CASE NO. 11-3379 – City vs. Edda Maria Jamaledin

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

Site of Violations – 405 Park Ridge Avenue

ORDER issued January 11, 2012

COMPLIANCE deadline February 8, 2012

FINE of \$25.00 per day beginning February 9, 2012

CASE NO. 11-3380 – Luis O. Celpa

Violation – Section 25.760.2(a) – Parking – Non-Durable Surface.

Site of Violation – 10608 N. 52nd Street

ORDER issued January 11, 2012

COMPLIANCE deadline February 8, 2012

FINE of \$25.00 per day beginning February 9, 2012

CASE NO. 11-3398 – City vs. Laszlo Kovacs and Margaret Kovacs

Violation – Section 27.726(a) – Annual Rental Permit.

Site of Violation – 9851 Morris Glen Way

ORDER issued January 11, 2012

COMPLIANCE deadline February 8, 2012

FINE of lump sum \$300.00; cost of annual rental permit

C. OTHER BOARD ACTION:

1. **Consideration of Lien Reduction Request:**
Case No. 08-1811 – City vs. Michael B. Miller and Martine Miller
610 Courtney Drive – Amount of Lien: \$66,600.00
2. **Consideration of Lien Reduction Request:**
Case No. 10-2603 – City vs. Louise B. Johnston
7910 Tangerine Drive– Amount of Lien: \$4,550.00

D. NEW BUSINESS:

- E. APPROVAL OF MINUTES:** Minutes of the regular meeting held on January 11, 2012.

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.