

CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 5, 2009

2:00 P.M.

MINUTES

SWEARING IN OF STAFF

Case #	Name	Violation/Code #	
2009-03-0016	City of Mount Dora v Collins	Improper drainage	505.1
MAILED/ US/Cert	HAND DELIVERED		
<p>CEO C. Sommer gave a history of the violations. Code Enforcement has never had contact with Mr. Collins. City Atty Drew Smith said the pipe is laying on top of the ground, drainage has to go to the City sewer system.</p>			
<p>City recommends abatement of violation within 30 days.</p>			
2009-03-0017	City of Mount Dora v Collins	Junk & debris	54.380
MAILED/ US/Cert	HAND DELIVERED	Improper drainage IPMC	505.1
		Torn screens	IPMC 304.14
<p>CEO C. Sommer said this property is adjacent to the previous case with appliances in the yard that are not made for outdoor use. Refrigerator outdoors is a criminal offence under the Florida Statutes. City Atty Drew Smith stated the situation violates the City code. A criminal citation could also be issued for a refrigerator outdoors. 54.380 IPMC 505.1, same drainage problem as observed in the first case.</p>			
<p>City recommends abatement of violation within 30 days. CEO C. Sommer will meet with Mr. Collins on or before the 30th day to observe the properties in compliance.</p>			
2009-05-0022	City of Mount Dora v Collins	Exterior Structure IPMC	304.5
MAILED/ US/Cert	HAND DELIVERED	Accessory Struc	IPMC 108.1.1
<p>CEO C. Sommer reported a hole in the side of the wall at 909 E 8th Avenue along with complaints about debris on the property. CEO C. Sommer gave history. Accessory structure is a shed in the back yard with an electrical cord hooked up, there were people living in the shed a few months ago. Mr. Collins said someone is still living in the shed. The tenant has been told to get everything out of the shed as no one can live there.</p>			
<p>City recommends immediate cure to IPMC 108.1.1 as there is potential safety risk having someone live in an accessory structure. CEO C. Sommer will inspect on Monday, June 8, 2009. City recommends 30 days to repair hole in the wall.</p>			
2008-03-0025	City of Mount Dora v Wiggins	Demolition Appeal	2007-938
MAILED/ US/Cert	PHONE CALL Sherman/Grant		
<p>City Atty Drew Smith stated appeal of demolition order. Mr. Sherman was given 60 days to get new drawings to the City, drawings had to be reviewed and approved. Engineered plans came after 60th day and those plans have been reviewed. The plans do not speak to structural issues. Mr. Grant, new owner of the property is present. Status and update given with plan for moving forward.</p>			
<p>Mr. Grant said upon taking possession of the property, engineering firm was hired. Mr. Grant has begun moving forward to abate the problems. He has contacted general contractors to start moving forward with plans. Information was provided that had been given to Mr. Grant from the Shermans. Mr. Grant is willing to do whatever is necessary to get the property into compliance. Mr. Drew Smith said the next step would be building permits.</p>			

Staff recommendation, at 120 days from time plans were submitted, Code Enforcement will work with them. Structural evaluation is necessary because most window structures have been changed. Fire damage on the building exists. Mr. Smith asked if structural analysis is part of the permitting process. Mr. Allen asked for the analysis to see if it is economically feasible to continue. Step 1 is a structural analysis of the building.			
City is requesting thirty (30) days for application process to begin and beyond that all other deadlines from previous order remaining in place (11:00).			
2009-04-R07	City of Mount Dora v Williams	Rental License	22.230
MAILED/ US/Cert Returned Signed now in compliance		Finding of guilt	
Mr. Smith said Mr. Roland Williams has obtained rental licenses. CEO C. Sommer gave a history of the violation. 37:57 Next year Mr. Roland would be a second time violator.			
2009-04-R022	City of Mount Dora v Goff	Rental License (2)	22.230
MAILED/ US/Cert HAND DELIVERED now in compliance		Finding of guilt	
Mr. Smith said respondent has obtained licenses for his properties. CEO C. Sommer gave a history of the violation. Found guilty.			
2009-04-R02	City of Mount Dora v Blouin	Rental License	22.230
MAILED/ US/Cert HAND DELIVERED to tenant			
CEO C. Sommer gave background of the case. City Atty Drew Smith reported as of today, a rental license application has been submitted.			
City recommends 60 days for property violation to be cured. Make sure tenant is out within 60 days. Mr. Blouin will notify Code Enforcement Officer that the building is vacant and power is turned off.			
2009-04-0019	City of Mount Dora v Pierson	Junk & debris	
54.380	MAILED/ US/Cert PROPERTY POSTED	Accessory Structure	
IPMC 108			
Pierson and Plata will be held at another hearing.			
2006-CE-188	City of Mount Dora v United Equities	Unsafe structure update	22.290
MAILED/ US/Cert Returned Signed PROPERTY POSTED			
2009-03-0022	City of Mount Dora v Valdez	Parking on grass	82.240
MAILED/ US/Cert Returned Signed PROPERTY POSTED			
<i>Repeat Violation</i>	now in compliance	<i>Imposition of Fines to date \$35,500</i>	
Looking for finding of violation and imposition of fines. CEO C. Sommer gave a history of the violation. Property owner is aware and has made attempt to have vehicles move. This is the same violation as last summer.			
Finding of guilt approved by Magistrate Gerkin. Allow 30 days for payment.			
2009-03-0034	City of Mount Dora v M. Williams	Junk & debris	54.380
MAILED/ US/Cert PHONE CALL			
<i>Repeat Violation</i>	now in compliance	<i>Imposition of Fines</i>	<i>\$4500</i>
CEO C. Sommer detailed the history of the case. On March 27, 2009, C. Sommer noticed refrigerator on the property as well as other junk and debris. August 21 st hearing Mr. Williams was found guilty of junk and debris and if it were to happen again in 5 years, there would be immediate fines. Michael Williams and Sandra Vego with Ralph Armstead, Attorney from Orlando Florida. Mr. Armstead in probono capacity, hasn't had a chance to familiarize himself with the files and rules. Mr. Armstead asked for this case to be continued allowing him time to study the situation. The refrigerator has since been removed. City Atty Smith said it is a repeat violation but there was relatively prompt correction. City would support a reduction of the \$4500 to \$250. Mr. Armstead			

said he had no objection. Mr. Williams explained his situation with a broken down vehicle.

City Atty Drew Smith recommended two weeks for Mr. Williams to pay the City \$250.

**2009-05-0002 City of Mount Dora v Plata Vacation Rental LDC 3.4.2
MAILED/ US/Cert PROPERTY POSTED**

United Equities has accomplished goal.