

**MINUTES  
CITY OF EUSTIS CODE ENFORCEMENT BOARD**

**April 17, 2006**

**COMMISSION ROOM - CITY HALL - TEN NORTH GROVE STREET**

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**Regular Meeting**

**ROLL CALL:** Robert LaValle  
Martin Ferry  
Joyce Evans-Norcross  
Charlie Bagg

**MEMBERS ABSENT:** Billy Fowler  
Robert Warren

**STAFF PRESENT:** Eric Martin, Code Enforcement Officer  
Henry Sneed, Code Enforcement Officer  
Christina Selage, Recording Secretary

**OTHERS PRESENT:** Katrina Thomas, City Attorney  
Donald J. Young, 2024 Dixie Avenue, Eustis  
Lynn Wessel, 2180 N State Road 434, Ste 5000, Longwood  
Albert & Eunice Watkins, 1989 Suannee Avenue, Eustis  
George Moeller, 89 North Central Avenue, Umatilla  
R. H. Bobbitt, 240 Temple Circle, Eustis  
Richard J. Biddle, 233 Temple Circle, Eustis  
Pamela Massie, 1514 Morin Street, Eustis  
Chris Shaw, 354 West Lakeview Avenue, Eustis  
Kim Cameron, 715 Palmetto Avenue, Eustis  
Eva Gordon, 1039 Horatio Avenue, Corona, California  
Sam Ofori, 1420 Morin Street, Eustis

**CALL TO ORDER:** Chairman LaValle called the Regular Meeting to order at 3:00 p.m. Roll call was taken.

**APPROVAL OF MINUTES:**

**Upon a motion to approve the minutes of the March 20, 2006 Regular meeting, by Mr. Ferry and seconded by Ms. Evans-Norcross, the Board voted to approve the motion as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**ADMINISTRATION OF OATH**

Katrina Thomas, City Attorney, administered the oath to all those present that would testify.

**NEW CASES**

**Case #06-020 Donald & Sonya Young:** Mr. Martin testified that this case is for unlicensed vehicles, storage of abandoned machinery such as lawnmowers, and overgrown conditions at 2024 Dixie Avenue. He distributed photographs. Mr. Young stated that the van was previously for sale, but that he is now using it himself, but that the other vehicle is untagged. He also stated that the lawnmowers are operational, and that he uses them to mow at his church. He further testified that he runs a business (“Young Creative Services LLC”) using the mowers. Mr. Martin stated that he might have to get with the Planning Department to get a Home Occupation license.

**Ms. Evans-Norcross made a motion that Donald & Sonya Young are in violation of City Code, and to allow 10 days for compliance in Case #06-020 or a fine of \$40.00 per day of occurrence will be imposed. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-023 Albert & Eunice Watkins:** Mr. Martin reported that this case is for burning of solid waste, objects and accumulations outdoors, and trash at 1989 Suanee Avenue. He testified that the burning has stopped, and the burn barrel removed, but that there was still trash on the property. He distributed photographs and it was explained that they were taken with a zoom lens. Discussion ensued between Mr. Watkins and Mr. Martin about what exactly needed to be removed. Items were pointed out on the photographs, and subsequently circled.

**Mr. Ferry made a motion that Albert & Eunice Watkins are in violation of City Code, and to allow 10 days for compliance in Case #06-023 or a fine of \$25.00 per day of occurrence will be imposed. Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-050 and 06-051 Pamela Massie:** Mr. Martin state that these cases were for unkempt landscaping (06-050) and exterior façade violations and rotting roof fascia (06-051) at 1514 Morin Street. He distributed photographs and testified that the landscaping violation in Case #06-050 has been cleared. And that the fascia has been taken care of in Case #06-051 and that all that’s left to do is the painting. Ms. Massie reported that she had someone lined up to do the exterior painting.

**Mr. Ferry made a motion that Pamela Massie was in violation of City Code, but that the violation in Case #06-050 is now cleared. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Ms. Evans-Norcross made a motion that Pamela Massie is in violation of City Code, and to allow 30 days for compliance in Case #06-051 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

### **CERTIFICATION OF FINE**

**Case #06-033 Betty Ross, Et Al:** Mr. Martin reminded the Board that this case was for overgrown conditions and abandoned vehicles on the property at 715 Palmetto Street (vacant lot). He reported that the vehicles were removed, but that the property is still overgrown. Ms. Cameron testified that the property would be mowed this week, but that there was some discrepancy as to where the property line was. Mr. Martin stated that if Ms. Cameron gave permission, a surveyor from the City would go to the property to see if they could locate any of the property markers, to which Ms. Cameron agreed.

**Mr. Ferry made a motion to allow an extension of 10 more days for compliance in Case #06-033, or the fines will be certified, retroactive to the original compliance date. Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-038 Samuel Ofori:** Mr. Martin reminded the Board that this violation was for overgrown conditions at 1420 Morin Street. He distributed photographs and noted that the front yard had been cleared and the back yard is in the process of being cleared. Mr. Ofori testified that he is doing the best he can, and would need a bit more time to tackle some of the more densely overgrown areas, including an area with some small saplings (under 6" DBH).

**Ms. Evans-Norcross made a motion to allow an extension of 10 more days for compliance in Case #06-038, or the fines will be certified, retroactive to the original compliance date. Mr. Ferry seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #05-324 Chateau Management Group LLC:** Mr. Martin reminded the Board that this case is for façade violations, windows and screens, and dilapidated fence at the Royal Chateau Apartments on East McDonald Avenue (1400 block). He distributed photographs and noted that some of the painting has begun. Ms. Gordon testified that she was in the process of getting all of the windows repaired or replaced and re-screened. She entered into the record, receipts from Lowe's showing the purchase of the screening materials. A chart that was created to show which units still needed window or screen repair/replacement was discussed.

**Ms. Evans-Norcross made a motion to certify the fine in Case #05-324 as previously imposed (\$250.00 per day after February 17, 2006). Mr. Ferry seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Cases #05-333 through 05-339 Chateau Management LLC:** Mr. Martin reminded the Board that these cases are for uninhabitable apartment units at the Royal Chateau Apartment complex. He reported that a permit application had been received on March 27, 2006, but that it was not issued due to liability insurance problems. On Friday (April 14, 2006) a new permit was applied for by a new contractor - Michael Williams of Metroplex Builders. At the end of the testimony, Mr. Shaw reported that he had the repair permit in hand.

**Ms. Evans-Norcross made a motion to certify the fine in Cases #05-333 through 05-339 as previously imposed (\$250.00 per day after February 17, 2006 until April 17, 2006). Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

***Note to minutes: The following cases for property owned by George W. Moeller, Jr. were presented as a group and discussed together. The motions are listed with each case, for clarity.***

**Cases #05-358 and 05-379 George W. Moeller Jr.:** Mr. Martin reminded the Board that these cases were for overgrown property and trash and items on the property and in the right-of-way at 1202 South Dewey Street (358) and 1010 East Hazzard Avenue (379). Mr. Martin testified that neither of the properties was in complete compliance. He stated that 1202 S. Dewey was mostly taken care of, but that there was a household table that remained outdoors, and at 1010 E. Hazzard, there were still areas of overgrowth and some trash, mainly at the southeast corner of the property. Mr. Moeller reported that he has been working on clearing the violations.

**Mr. Ferry made a motion to certify the fine in Case #05-358 as previously imposed (\$250.00 per day after December 26, 2005, plus the one-time fine of \$410.00). Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Mr. Ferry made a motion to certify the fine in Case #05-379 as previously imposed (\$100.00 per day after December 26, 2005, plus the one-time fine of \$390.00). Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Cases #05-378, 05-380, and 05-385 George W. Moeller Jr.:** Mr. Martin reminded the Board that these cases were for violations that are still ongoing at 1010 E. Hazzard Avenue (378 and 380) and 849 Palmetto Street (385). The Board reminded Mr. Moeller that as property owner, he is ultimately responsible for the maintenance and upkeep of his properties.

**Mr. Ferry made a motion to certify the fines in Cases #05-37, 05-380, and 05-385 as previously imposed. Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Cases #06-090 and 06-092 George W. Moeller, Jr.:** Mr. Martin reminded the Board that these cases were for violations that are now cleared, at 1116 E. Hazzard Avenue (090) and 1202 S. Dewey Street (092). The violations were for solid waste in the rights-of-way, and commingled household trash and yard/tree debris. He distributed photographs, and Mr. Moeller was reminded that household waste and yard trash needed to be separated in order for Waste Management to pick it up.

**Ms. Evans-Norcross made a motion that George W. Moeller in violation of City Code, but that the violation in Case #06-090 is now cleared. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Mr. Ferry made a motion that George W. Moeller in violation of City Code, but that the violation in Case #06-092 is now cleared. Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-004 Allen & Lisa Sawyer:** Mr. Martin reminded the Board that this violation was for accumulations of personal property and trash at 220 South Center Street, but that it was cleared as of March 30, 2006, 23 days past the deadline.

**Mr. Ferry made a motion to certify the fine in Case #06-004 as previously imposed (\$10.00 per**

day from March 7, 2006 to March 30, 2006 for a total of \$230.00). Ms. Evans-Norcross seconded, and the motion was approved as follows:

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-005 Jose Arias & Augustina Raygoza:** Mr. Martin reminded the Board that this case is for unsafe and unsecured structures at 218 Danvers Street. He testified that nothing has been done to remedy the violation, and no contact has been made with the property owners.

Ms. Evans-Norcross made a motion to certify the fine in Case #06-005 as previously imposed (\$250.00 per day after April 9, 2006). Mr. Bagg seconded, and the motion was approved as follows:

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-014 Hattie M. Willis:** Mr. Martin reminded the Board that this case was for an unsafe structure due to fire damage, at 1505 Russell Avenue. He reported that Ms. Willis had contacted him to say that she was waiting for permission from her mortgage company, but that he hasn't heard from her since.

Ms. Evans-Norcross made a motion to certify the fine in Case #06-014 as previously imposed (\$250.00 per day after April 9, 2006). Mr. Bagg seconded, and the motion was approved as follows:

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

## **POSTPONED CASES**

**Case #06-040 Willie F. Faust, Jr.:** Mr. Martin reminded the Board that this case was for overgrown vacant lots on the corner of Titcomb Street and Mills Avenue. He testified that someone had gone in and cleared some of the lot, but it was not mowed completely due to fallen limbs, and that it was getting overgrown again.

Ms. Evans-Norcross made a motion to certify the fine in Case #06-040 as previously imposed (\$50.00 per day after February 6, 2006). Mr. Ferry seconded, and the motion was approved as follows:

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**NEW CASES, CONT'D**

**Case #06-009 Peter & Joy Philpot:** Mr. Martin reported that this case was for altering a non-conforming structure on a residential lot without a Building Permit. He stated that this appeared to be a detached garage that the owners were improving, including adding electricity, plumbing, and meters. He distributed photographs, and noted that the property owner has not contacted staff to see about obtaining a permit, even after the Building Inspector posted a stop-work order.

**Mr. Ferry made a motion that Peter & Joy Philpot are in violation of City Code, and to allow 10 days for compliance in Case #06-009 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-028 Eula V. Russell:** Mr. Martin stated that this case was for an unsafe accessory structure located at 103 Kensington Street. He testified that Ms. Russell has agreed to have the structure torn down during the city's Demolition Program.

**Mr. Evans-Norcross made a motion that that Eula V. Russell is in violation of City Code, and that if this violation continues after the conclusion of the 2006 Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, a fine of \$250.00 per day of occurrence will be imposed. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-030 James E. Williams:** Mr. Martin reported that this case involves exterior façade violations at 1105 East McDonald Avenue. He distributed photographs and testified that painting has begun on the house.

**Ms. Evans-Norcross made a motion that James E. Williams is in violation of City Code, and to allow 30 days for compliance in Case #06-030 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Ferry seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-097 Paul T. Jones:** Mr. Martin stated that this violation was for overgrown property, unkempt landscaping, and a fence gate in need of repair at 835 Edgewater Circle. He distributed photographs and stated that the violations were cleared.

**Ms. Evans-Norcross made a motion that Paul T. Jones was in violation of City Code, but the**

**violation has been cleared. Mr. Bagg seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

**Case #06-103 Church of the Kingdom of God:** Mr. Martin reported that this case involves household rugs in the front yard, and household furniture on the porch at 311 West Lakeview Avenue. He distributed photographs and noted that the rugs haven been removed. Discussion ensued regarding whether or not the table and chairs on the front porch were designated for indoor or for outdoor use. It was determined that they were intended for indoor use and should be removed from the porch.

**Mr. Ferry made a motion that Church of the Kingdom of God is in violation of City Code, and to allow 10 days for compliance in Case #06-103 or a fine of \$10.00 per day of occurrence will be imposed. Ms. Evans-Norcross seconded, and the motion was approved as follows:**

Mr. LaValle	Aye	Mr. Ferry	Aye
Ms. Evans-Norcross	Aye	Mr. Bagg	Aye
Mr. Fowler	Absent	Mr. Warren	Absent

### **OTHER BUSINESS**

The Board members were informed of the resignation of Gary Smith.

Short discussion was had regarding the upcoming Code Enforcement Board members' workshop at the F.A.C.E. conference in June. Mr. Evans-Norcross expressed interest, as had Mr. Fowler previously.

### **ADJOURNMENT**

There was no further business and the meeting was adjourned at 5:24 p.m.

Respectfully submitted,

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Christina Selage  
Recording Secretary

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Robert LaValle  
Chairman