

**MINUTES
CITY OF EUSTIS CODE ENFORCEMENT BOARD**

May 15, 2006

COMMISSION ROOM - CITY HALL - TEN NORTH GROVE STREET

Regular Meeting

ROLL CALL: Robert LaValle
Martin Ferry
Joyce Evans-Norcross
Charlie Bagg
Billy Fowler
Robert Warren

MEMBERS ABSENT: none

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

OTHERS PRESENT: Katrina Thomas, City Attorney
Lori Hoffman, 948 Vanderbilt Drive
Isaac & Vera Murphy, 611 Kensington Street
Mable & Edward Wilder, 812 Liberty Street
Fed Audain, 119 North Center Street
Robert Gilroy, 118 West Golflinks Avenue

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 April 17, 2006 Regular meeting, by Mr. Fowler 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	Aye	Mr. Warren	Aye

ADMINISTRATION OF OATH

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

NEW CASES

Note to minutes: The following cases for property owned by Robert Martin Gilroy were presented as a group and discussed together. The motions are listed with each case, for clarity.

Case #06-082 Robert Martin Gilroy: Mr. Martin reported that this case is for failure to keep the building and surrounding premises in a clean and sanitary condition resulting in a foul odor, failure to properly dispose of all garbage and rubbish, and placement of food and other items outdoors at 118 West Golflinks Avenue. Mr. Martin distributed photographs, and noted that he has received many complaints from neighbors. Mr. Martin estimated that about half of the trash has been removed from the property. Mr. Gilroy testified that he had picked up the trash, and thought that there was nothing left in violation. Discussion ensued regarding the odor and unsanitary living conditions of the house, and it was requested that the City Attorney’s office get involved with this case.

Ms. Evans-Norcross made a motion that Robert Martin Gilroy is in violation of City Code, and to allow 10 days for compliance in Case #06-082 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Warren seconded, and the motion was approved as follows:

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

Case #06-084 Robert Martin Gilroy: Mr. Martin stated that this case is for failure to maintain all water pipes in good sanitary working condition, and for the rear porch roof being dilapidated and in need of repair at 118 West Golflinks Avenue. He distributed photographs, and testified that the Water Department says there has been no consumption since 2004. Mr. Martin stated that water is available to the house, but that Mr. Gilroy has the water shut off near the meter with a gate valve. He further testified that Mr. Gilroy had told him that there was a leak and/or broken water pipe under the house. Mr. Gilroy reported that he has been having trouble finding a roofer, but thinks he has found someone now that will do the work.

Ms. Evans-Norcross made a motion that Robert Martin Gilroy is in violation of City Code, and to allow 10 days for compliance in Case #06-084 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Fowler seconded, and the motion was approved as follows:

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

Case #06-086 Robert Martin Gilroy: Mr. Martin stated that this case is for exterior façade violations and unkempt/unmaintained landscaping at 118 West Golflinks Avenue. He distributed photographs and noted that some of the vegetation has been trimmed, but that a lot remains up against the house. Additionally, the chipped paint appears to have been removed, but a coat of new paint is still needed. Discussion ensued regarding an appropriate timeframe for compliance.

Mr. Warren made a motion that Robert Martin Gilroy is in violation of City Code, and to allow 30 days for compliance in Case #06-086 or a fine of \$250.00 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	Aye	Mr. Warren	Aye

Case #06-013 Isaac & Vera Murphy: Mr. Martin reported that this case is for an unsafe structure that was damaged during the 2004 hurricanes, at 611 Kensington Street. Mr. Martin testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Ms. Evans-Norcross made a motion that that Isaac & Vera Murphy are 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. Fowler seconded, and the motion was approved as follows:

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

Case #06-133 Jeffrey & Lori Hoffman: Mr. Martin stated that this case is for a recurring violation of operating a home daycare business without a City of Eustis Occupational License and without a Conditional Use Permit, at 948 Vanderbilt Drive. He distributed photographs and noted that Ms. Hoffman was cited for this violation last year, and the activity had ceased, but has started up again. Ms. Hoffman testified that she would be returning to work in the fall as a substitute teacher, and requested that she be allowed to continue until then, which the Board denied. She also expressed concern about friends of her children coming over to play being construed as running a daycare. Discussion ensued regarding what the Florida Statutes considered as a daycare. It was mentioned to Ms. Hoffman that a letter needs to be submitted, confirming that she has stopped the activity.

Mr. Fowler made a motion that Jeffrey & Lori Hoffman are in violation of City Code, and to allow 01 day for compliance in Case #06-133 or a fine of \$250.00 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	Aye	Mr. Warren	Aye

Case #06-094 Fed Audain & Wendy Perrott, Trustees: Mr. Martin reported that this case involves vehicles, materials, and equipment being stored on a vacant lot on the west side of Shultz Street, in a Suburban Residential Land Use district. He distributed photographs and noted that the items were stored on the lot during Mr. Audain's renovation of the nearby former bowling alley, but that they were supposed to be removed following the completion of that work. Mr. Audain testified that he had forgotten about the equipment after the remodeling was complete, and that he was applying for a Land Use change through the City Commission. It was determined that until a Land Use change has been approved, the items will need to be removed from the property.

Ms. Evans-Norcross made a motion that Fed Audain & Wendy Perrott, Trustees are in violation of City Code, and to allow 15 days for compliance in Case #06-094 or a fine of \$250.00 per day of occurrence will be imposed. Mr. Fowler seconded, and the motion was approved as follows:

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

Case #06-074 Richard & Carol Cavill: Mr. Martin stated that this case is for unlicensed and partially dismantled vehicles, overgrown conditions, household furniture being left outdoors, and a damaged chain link fence at 816 Edgewater Drive. He distributed photographs and reported that the property has been mowed, and the damaged fencing has been removed. He stated that there was still a vehicle in the rear yard, and a chair in the carport.

Mr. Fowler made a motion that Richard & Carol Cavill are in violation of City Code, and to allow 14 days for compliance in Case #06-074 or a fine of \$35.00 per day (\$25.00 for the vehicle, \$10.00 for the household furniture) 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	Aye	Mr. Warren	Aye

Case #06-081 John J. Tennison, Jr.: Mr. Martin reported that this case was for storage of fencing materials, overgrown conditions, and hedges that exceeded the four-foot height limit, on a vacant lot on the north side of Orange Avenue, between Hawley and Mary Streets. He distributed photographs, but noted that the violations have been remedied.

Ms. Evans-Norcross made a motion that John J. Tennison, Jr. was in violation of City Code, but that the case is now in compliance. Mr. Fowler seconded, and the motion was approved as follows:

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

Case #06-083 Matthew J. Scopteuolo: Mr. Martin reported that this case was a Repeat Violation of

overgrown conditions on a vacant lot on the west side of Country Club Road, between Lakeside Terrace and Overview Lane. He distributed photographs and noted that the previous case was #05-308.

Ms. Evans-Norcross made a motion that Matthew J. Scopteuolo is in violation of City Code, and that this is a Repeat Violation, and that a fine of \$15.00 per day, retroactive to March 27, 2006, be imposed and continue until such time as the violation is 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	Aye	Mr. Warren	Aye

Case #06-111 David A. Carlson & Todd G. Haring: Mr. Martin stated that this case is for an accumulation of trash and dead tree limbs and other items left outdoors at 105 South Prescott Street (a 4-unit apartment building). He distributed photographs and testified that some of the items were removed, but that the limbs remain on the property. He has made contact with Bill Marsh, the property manager, who thought all was taken care of, but is now working on clearing the violation.

Ms. Evans-Norcross made a motion that David Carlson & Todd Haring are in violation of City Code, and to allow 10 days for compliance in Case #06-111 or a fine of \$25.00 per day of occurrence will be imposed. Mr. Fowler seconded, and the motion was approved as follows:

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

Case #06-117 Alphenia Pride: Mr. Martin reported that this case is for an unsafe structure at 1200 East Bates Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Mr. Warren made a motion that that Alphenia Pride 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. Fowler seconded, and the motion was approved as follows:

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

Case #06-118 Timothy & Molly Hudson: Mr. Martin reported that this case is for an unsafe structure due to fire damage, at 1511 Russell Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Mr. Fowler made a motion that that Timothy & Molly Hudson are 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. 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	Aye	Mr. Warren	Aye

Case #06-119 Tonjali Armstrong & Rachel Jackson: Mr. Martin reported that this case is for an unsafe structure at 1709 East Bates Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Ms. Evans-Norcross made a motion that that Tonjali Armstrong & Rachel Jackson are 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	Aye	Mr. Warren	Aye

Case #06-120 Minnie Hart Estate c/o Altamease Young: Mr. Martin reported that this case is for an unsafe structure at 915 East Gottsche Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Mr. Warren made a motion that that Minnie Hart Estate c/o Altamease Young are 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. 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	Aye	Mr. Warren	Aye

Case #06-121 Benz Investments LLC: Mr. Martin reported that this case is for an unsafe structure at 1014 East Hazzard Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Mr. Fowler made a motion that that Benz Investments LLC 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. Warren seconded, and the motion was approved as follows:

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

Case #06-123 Thomas Jr. & Patricia Nix: Mr. Martin reported that this case is for unsafe structures (house and accessory structure) at 1210 ½ East Bates Avenue. Mr. Martin distributed photographs and testified that the property owners have agreed to participate in the City's Redevelopment Area Abandoned/Dilapidated Structures Demolition Program, but that as a formality, this must be brought before the Board.

Ms. Evans-Norcross made a motion that that Thomas Jr. & Patricia Nix are 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	Aye	Mr. Warren	Aye

Case #06-134 Matthew J. Scopteuolo: Mr. Martin stated that this case was for a dead tree on a vacant lot on the west side of Country Club Road between Lakeside Terrace and Overview Lane. He distributed photographs and noted that the tree has not yet been removed as required.

Ms. Evans-Norcross made a motion that Matthew J. Scopteuolo is in violation of City Code, and to allow 30 days for compliance in Case #06-134 or a fine of \$25.00 per day of occurrence will be imposed. Mr. Fowler seconded, and the motion was approved as follows:

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

CONSIDERATION FOR EXTENSION OF COMPLIANCE DATE

Case #06-009 Peter & Joy Philpot: The Board reviewed the extension request application submitted by Mr. Philpot. Mr. Martin reported that Mr. Philpot had stated that he will be applying for several variances (setbacks and minimum dwelling unit square footage) to allow him to keep the structure, but that that process can take several months. It was noted that after the property has been brought into compliance, the property owner can come back before the Board to apply for a fine reduction.

Mr. Ferry made a motion to deny the request for Extension of Compliance Date for Case #06-

009. Mr. Fowler seconded, and the motion was approved as follows:

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

CONSIDERATION FOR REDUCTION OF LIEN

Case #99-193 Kimberly Kelly-Cameron: The Board reviewed the application for Reduction of Lien submitted by the property owner. Mr. Martin reported that a lien in the amount of \$310.00 had been recorded for this case, back in 1999. As noted in the application, the lien was discovered during a title search conducted so that Ms. Cameron could participate in the County's S.H.I.P. program.

Mr. Warren made a motion to deny the request for Reduction of Lien for Case #99-193. 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	Aye	Mr. Warren	Aye

OTHER BUSINESS

Ms. Selage distributed personnel paperwork to the Board Members for them to sign.

ADJOURNMENT

There was no further business and the meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Christina Selage
Recording Secretary

Robert LaValle
Chairman