

# TOWN OF WELAKA

## CODE ENFORCEMENT BOARD MEETING

### AGENDA

June 27, 2023, at 6:00 PM  
Honorable Willie Washington, Jr. Town Council Room  
400 4<sup>th</sup> Ave., Welaka, FL 32193

*(This meeting will be broadcasted live, for view only, on the Town of Welaka Facebook page)*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** by Town Clerk, Meghan Allmon
  - Chairman John Harris
  - Robert Turnbull
  - Raymond Roerick
  - William Miller
  - Gary Sands, Jr.
  - Code Enforcement Officer Pauline Kinney
  - Chief of Police Michael Porath
  - Town Attorney Patrick Kennedy
4. **APPROVAL OF PREVIOUS MINUTES: May 23, 2023 Meeting Minutes**
5. **OLD BUSINESS:**
  - a. Discussion about rewriting the policies and procedures.
  - b. Identifying which Code Enforcement Ordinances to focus on as a Town.
6. **NEW BUSINESS: Open Code Violation Cases**
  - 1 - CV23-0008 – Unkempt Property
  - 2 - CV23-0007 – Unkempt Property
  - 3 - CV23-0011 – Unkempt Property
  - 4 - CV23-0010 – Unkempt Property
  - 5 – CV23-0009 – Unkempt Property
7. **REQUEST TO SPEAK**
8. **PUBLIC COMMENT**
9. **ADJOURN**

**TOWN OF WELAKA**  
**CODE BOARD MEETING**  
**May 23, 2023 @ 6:00 P.M.**  
Honorable Willie Washington, Jr. Council Room  
400 4<sup>th</sup> Ave., Welaka FL 32193

**MINUTES**

1. **CALLED TO ORDER** by Chairman John Harris at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALLED** by Town Clerk, Meghan Allmon: Chairman John Harris - present; Robert Turnbull - present; Raymond Roerick - present; William Miller - present, Gary Sands, Jr. - present, Code Enforcement Officer Pauline Kinney - absent, Chief of Police Michael Porath - present, and Town Attorney Patrick Kennedy - present.

4. **APPROVAL OF PREVIOUS MINUTES:**

1. May 24, 2022, Code Enforcement Board Meeting Minutes.

Motion Made by Turnbull to accept the 5/24/22 Meeting Minutes and Seconded by Miller.  
Passed 5/0.

5. **OLD BUSINESS:** None.

6. **NEW BUSINESS:**

a. & b. Porath wanted to let the Code Board know that the Council appointed him to oversee the Code Board issues and the Town Code Enforcement Officer, Pauline Kinney. He discussed rewriting the Code Department's Policies and Procedures and will be looking at the top 5 Ordinances issues. For example, junk cars, garbage and scrap in resident yards, and tree removal in the Town. He plans to discuss the tree issue with Kennedy – property owners should possibly submit an application prior for the trees they plan to remove, etc.

Porath is hoping to address, in next month's Code Board Meeting, the cases from January 2023. There has been no activity and the residents possibly weren't noticed or followed-up with properly. Porath plans to meet with Kinney regarding the 4 or 5 cases from January and see how they can assess fines/penalties to move these cases forward properly.

Kennedy – Kinney was starting to address some Code violations but didn't make it through it entirely. Regarding the tree regulations, we can try to address this when we're more prepared.

There's a state level also. If a forester verifies it's a sick tree, that is what goes.

Porath – possibly pull a permit/survey before trees are removed. Two Town employees had already gone out to the property on CR 309 where the trees were being cut down, to measure and document the types. The old Clerk/Code person that used to do this has not been in the office for 2 years or so. We need to update the Tree Ordinance.

He said this will not be done overnight, but we will work on the top issues and their Ordinances.

Harris – the derelict houses/cars ORD has not changed, has it?

Kennedy – we will update the ORD to address issues and do the proper county recording in order to enforce property liens.

Harris – do we need a workshop or a cheat sheet for code issues?

Porath – no, a workshop is not needed. We are an acting Code Board and between the Town staff

and Kennedy, we can update and regulate the ORD. This will be the cleanest way and will not delay.

Roerick – do we have an ORD so the Code Board can levy liens and fines?

Kennedy – yes, we have one. That’s why we’re here. Chief is taking a look at the ORD to see if it needs to be updated.

Porath – without identifying specific properties or cases tonight, he’d like input from the Code Board on the top 4 or 5 Ordinances they’d like to review.

Harris & Roerick – yes, I agree. Let’s look at the Ordinances and Regulations that we can start to update.

Porath – upkeep properties, vehicles, and homes are what we will address also. They are eyesores in the Town. These Code cases that have been lingering for a long time.

Kennedy – foreclosure cases – the file maintenance is horrible. What legitimate fine is good? If someone pushes back, we will probably lose because we don’t have the proper documentations.

Porath – he’s looking into this also, and we can use a tracking program and fee schedule to keep it organized.

Kennedy – Public Works is cleaning up properties and not documenting or billing for them. They need to be keeping track of this so we can add it to a lien, if necessary.

Porath – they can keep track of it on a spreadsheet of some sort.

Kennedy – the Public Works continues to do this, and they don’t document it.

Porath – the Town has paid for the plywood to board up abandoned locations or clean up other properties.

Kennedy – the neighborhood had complaints to help clean up these properties and the Town did it but didn’t bill for it.

Harris – with Kinney and Porath – what’s their job descriptions?

Porath – he is Kinney’s supervisor, and she is the Code Enforcement Officer. If a certified letter needs to be sent out and Porath is needed, he will sync with Kennedy in doing the paperwork.

Turnbull – is Kinney still only doing Code work 2 days per week?

Porath – he will be addressing this with Kinney and organizing the Code Dept. much better. If there’s court fees, they will be added to the lien, so we get reimbursed correctly.

Kennedy – he will provide guidance to the Code Officer, but he will not present the cases. The Code Board acts as the judges and he’s here to help stay within the guidelines with state statute documents and regulations. Refer the Code cases to Kinney or Porath.

Turnbull – Municode searches are helpful. Look at the years and search the words for Code and it's great to read the docs and ORD on there.

Kennedy – explained to Miller how to get onto the MUNICODE website and search.

7. **REQUEST TO SPEAK:** None.

8. **PUBLIC COMMENT:** None.

9. **ADJOURNED:** 6:25 PM



# Welaka, FL

River of Lakes

**Pauline Kinney**

**Code Enforcement Officer, COSS**

**Direct: (386)530-0336**

**Email: [codes@welaka-fl.gov](mailto:codes@welaka-fl.gov)**

**400 4<sup>th</sup> Ave Welaka, FL 32193**

## **NOTICE OF CODE VIOLATION**

via Certified Mail

**CASE #CV23-0008**      **PARCEL # 03-12-26-0000-0140-0160**

**DATE: 01/17/2023**      **DATE OF VIOLATION: 01/11/2023**

**LOCATION OF VIOLATION: 809 PALMETTO STREET**

**RESPONSIBLE PERSON: ALFRED JOHNSON SR.**

**MAILING ADDRESS: PO BOX 185**

WELAKA, FL 32193

**YOU ARE HEREBY NOTIFIED THAT AN INSPECTION WAS CONDUCTED BY TOWN OF WELAKA CODE ENFORCEMENT OFFICER AND YOUR PROPERTY WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING TOWN OF WELAKA MUNICIPAL CODE(S).**

- **AN ORDINANCE UNDER SECTION 100, CHARTER OF WELAKA OF 1947**, requiring all occupants, owners, or agents of owners of all lots and premises, vacant or occupied, within the limits of said municipality to keep the same clean and sanitary condition by the removal of all filth, debris of every kind, and to require the removal of all filth, debris of every kind and to require the removal of all other obnoxious growth, dead weeds, fallen, standing, or growing on such lots or premises which shall be deemed to include sidewalks and parkways in the Town of Welaka, Florida; providing for liens for the costs of repairs or maintenance by the Town; providing for an effective date.
- **ORD 2009-20:** The "unkempt property" as used in this Ordinance is hereby defined to mean and include any property which is dangerous to the public health, safety, and welfare of the citizens of Welaka, because of its condition, and which may cause or aid in the spread of vermin, rodents, snakes, disease or injury to the health, safety, and welfare of the citizens of Welaka; and further property because of its condition is hazardous or distasteful to the surrounding neighborhood. Any such unkempt property in the Town is hereby declared to be a nuisance.
- **ORD 99-14:** An Ordinance of the Town of Welaka providing for definitions; declaration of public nuisance; removal of junked vehicles; evidence of abandonment; parking of heavy vehicles; parking, storage or use of major recreational vehicles; care of premises; and providing for an effective date.

**DESCRIPTION OF VIOLATION:**

**ORD 09-20 Per Section 1:** ... injury to the health, safety, and welfare of the citizens of Welaka; further property because of its condition is hazardous or distasteful to the surrounding neighborhood. Any such unkempt property in the Town is hereby declared to be a nuisance.

**ORD 09-20 Per Section 3:** It shall be unlawful to keep or permit the existence of any unkempt property in the Town; and it shall be unlawful for the owner, occupant, agent of the property, or any other person in custody of said property to permit the same to remain or continue in an unkempt condition.

**ORD 99-14 Per Section 9:** Care of Premises: It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trunks, garbage, etc., upon notice from the Code Enforcement Officer.

**ACTION REQUIRED:**

**VEHICLE/TRAILER:** All vehicles/utility trailers located on the property must have a valid Tags. All derelict vehicles need to be removed from the properties entirety

**VEGITATION:** Remove all unsightly obnoxious growth located on property/property lines, trim all shrubs/trees to a visually pleasing/proper kept state/condition.

**DEBRIS:** All building/miscellaneous debris must be removed in its entirety from the property, this includes but is not limited to the enormous piles of scrap materials piled through out the property, in the front, side and rear yards.

**THE PROPERTY MUST BE IN COMPLIANCE ON OR BEFORE MIDNITE:**

**FRIDAY, FEBRUARY 17TH, 2023**

**YOUR VOLUNTARY COOPERATION IN CORRECTING THESE VIOLATIONS WOULD BE GREATLY APPRECIATED AND WILL ELIMINATE THE NEED FOR FURTHER ACTION OF THE CODE ENFORCEMENT DEPARTMENT TO BRING IT INTO COMPLIANCE WITH THE TOWN OF WELAKA MUNICIPAL CODE(S).**

**THIS NOTICE OF CODE VIOLATION REQUIRES YOUR IMMEDIATE ATTENTION. THE VIOLATION(S) CITED, LEFT UNCORRECTED WITHIN THE TIME PERIOD STATED; CONSTITUTES FURTHER NECESSARY ACTIONS TO BE TAKEN BY THE TOWN OF WELAKA CODE ENFORCEMENT DEPARTMENT.**

**FOR FURTHER INFORMATION REGARDING THIS MATTER CONTACT THE CODE ENFORCEMENT OFFICER DIRECTLY.**

## CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA, FLORIDA

TOWN OF WELAKA, a Florida municipal corporation,

**Petitioner**

vs.

ALFRED JOHNSON SR., and any and all unknown parties claiming by, through, under and against the herein named individual respondent(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, or other claimants,

**Respondent(s)**

**Case No. :** CV23-0008

**Address of Violation:** 809 PALMETTO ST

**Parcel No.:** 03-12-26-0000-0140-0160

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### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came on for a public hearing before the Town of Welaka Code Enforcement Board on TUESDAY, JUNE 27<sup>TH</sup>, 2023 after due notice to the Respondent(s), and the Town of Welaka Code Enforcement Board, having heard testimony under oath, received evidence and heard argument of counsel, if any, thereupon issued Findings of Fact, Conclusions of Law and Order as follows:

#### FINDINGS OF FACT

1. Appearing before the Code Enforcement Board was Code Enforcement Officer Pauline Kinney.
2. Respondent(s) was/were duly served notice of the subject hearing
3. Violations of CHARTER OF WELAKA OF 1947 Sec. 100 & ORD 2009-20, Welaka Code. Unkempt Property & ORD 99-14, Welaka Code. Public Nuisance- Overgrowth & Junk, Trash & Debris, Junked Vehicles violations do/did exist at 809 Palmetto Street, legally described as PT OF LOT 3 BK 34 P 735

#### CONCLUSIONS OF LAW

4. Violations of CHARTER OF WELAKA OF 1947 Sec. 100 & ORD 2009-20, Welaka Code. Unkempt Property & ORD 99-14, Welaka Code. Public Nuisance- Overgrowth & Junk, Trash & Debris, Junked Vehicles do/did exist on the above-described property.
5. Due and proper notice has been afforded Respondent(s).
6. All procedural requirements have been met.
7. The Code Enforcement Officer has jurisdiction over the subject matter and Respondent(s).

**ORDER**

Based on the foregoing Findings of Fact and Conclusions of Law and upon consideration of the gravity of the violation(s) actions taken by the Respondent(s) to correct the violation(s), and previous violation(s) committed by the Respondent(s). If any, it is hereby ORDERED that:

Respondent shall have until THURSDAY, JULY 27<sup>TH</sup>, 2023 for total compliance or a \$50.00 per day fine may be imposed.

**THE BURDEN TO REQUEST A REINSPECTION IS THE RESPONDENT'S FAILURE TO COMPLY WITH THIS ORDER IN THE TIME PRESCRIBED, IF APPLICABLE, MAY RESULT IN THE IMPOSITION OF A FINE WITHOUT FURTHER NOTICE.**

THIS ORDER may be appealed in the manner prescribed in Section 162.11, Florida Statutes, and Town of Welaka Ordinance 97-11 Section 11.

DONE AND ORDERED this TUESDAY, JUNE 27<sup>TH</sup>, 2023 at WELAKA, PUTNAM COUNTY, FLORIDA.

**CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA FLORIDA.**

\_\_\_\_\_  
**JOHN HARRIS**  
**CODE ENFORCEMENT BOARD CHAIRMAN**

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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the above and foregoing Findings of Law, Conclusions of Law and Order has been furnished by Certified Mail to the Respondent(s) and/or Authorized Counsel as listed below:

**I HEREBY CERTIFY** that a copy of the minutes informing the Respondent of the potential fine was included with above list documents, sent on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**PAULINE KINNEY**  
**CODE ENFORCEMENT OFFICER**

\_\_\_\_\_  
**MEGHAN E. ALLMON**  
**TOWN CLERK**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**



# Welaka, FL

River of Lakes

**Pauline Kinney**

*Code Enforcement Officer, COSS*

Direct: (386)530-0336

Email: [codes@welaka-fl.gov](mailto:codes@welaka-fl.gov)

400 4<sup>th</sup> Ave Welaka, FL 32193

**NOTICE OF HEARING BEFORE THE TOWN OF WELAKA CODE  
BOARD FOR CODE VIOLATION(S)**

via Certified Mail

**CASE #CV23-0008**      **PARCEL # 03-12-26-0000-0140-0160**

**DATE: 06/02/2023**      **DATE OF VIOLATION: 01/11/2023**

**LOCATION OF VIOLATION: 809 PALMETTO STREET**

**RESPONSIBLE PERSON: ALFRED JOHNSON SR.**

**MAILING ADDRESS: PO BOX 185**

WELAKA, FL 32193

**FINAL DATE/TIME TO COME INTO COMPLIANCE: MONDAY, JUNE 26<sup>TH</sup>, 2023 NO LATER  
THEN END OF BUSINESS DAY @ 5:00PM YOU MUST CALL THE CODE OFFICER  
DIRECTLY FOR SITE INSPECTION WHEN IN COMPLIANCE FOR VERIFICATION**

IF THE ABOVE REFERENCED CASE HAS NOT COME INTO COMPLIANCE BY THE DATE INDICATED, BY PURSUANT TO ORDINANCE 97-11, SEC. 7 OF THE TOWN OF WELAKA, YOU ARE HEREBY CALLED UPON TO TAKE NOTICE THAT A **PUBLIC HEARING** WILL BE CONDUCTED IN THE ABOVE STYLED CAUSE, PENDING AND UNDETERMINED BY THE BOARD, ON **TUESDAY, 27<sup>TH</sup> DAY OF JUNE @ 6:00PM** IN **THE HONORABLE WILLIE WASHINGTON, JR. COUNCIL ROOM, WELAKA TOWN HALL, 400 4<sup>TH</sup> AVENUE, IN THE TOWN OF WELAKA, FLORIDA.** THE BOARD WILL RECEIVE TESTIMONY AND EVIDENCE AT SAID **PUBLIC HEARING** AND SHALL MAKE SUCH FINDINGS OF FACTS AS ARE SUPPORTED BY THE TESTIMONY AND EVIDENCE PERTAINING TO THE MATTERS ALLEDGED IN THE ATTACHED STATEMENT OF VIOLATION AND REQUEST FOR HEARING.

**PLEASE ATTEND THE HEARING.**

**NOTE:** IF YOU ARE TO BE REPRESENTED BY COUNCIL; THAT ATTORNEY SHOULD FILE NOTICE OF APPEARANCE WITH THE BOARD. MAILING ADDRESS AS FOLLOWS: **400 4<sup>TH</sup> AVENUE WELAKA, FL 32193;** WITH A COPY OF THE NOTICE TO THE TOWN CLERK OF WELAKA AT LEAST FIVE (5) DAYS BEFORE THE HEARING DATE LISTED ABOVE.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE **TOWN OF WELAKA CLERK @ (386)467-9800; FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING.**

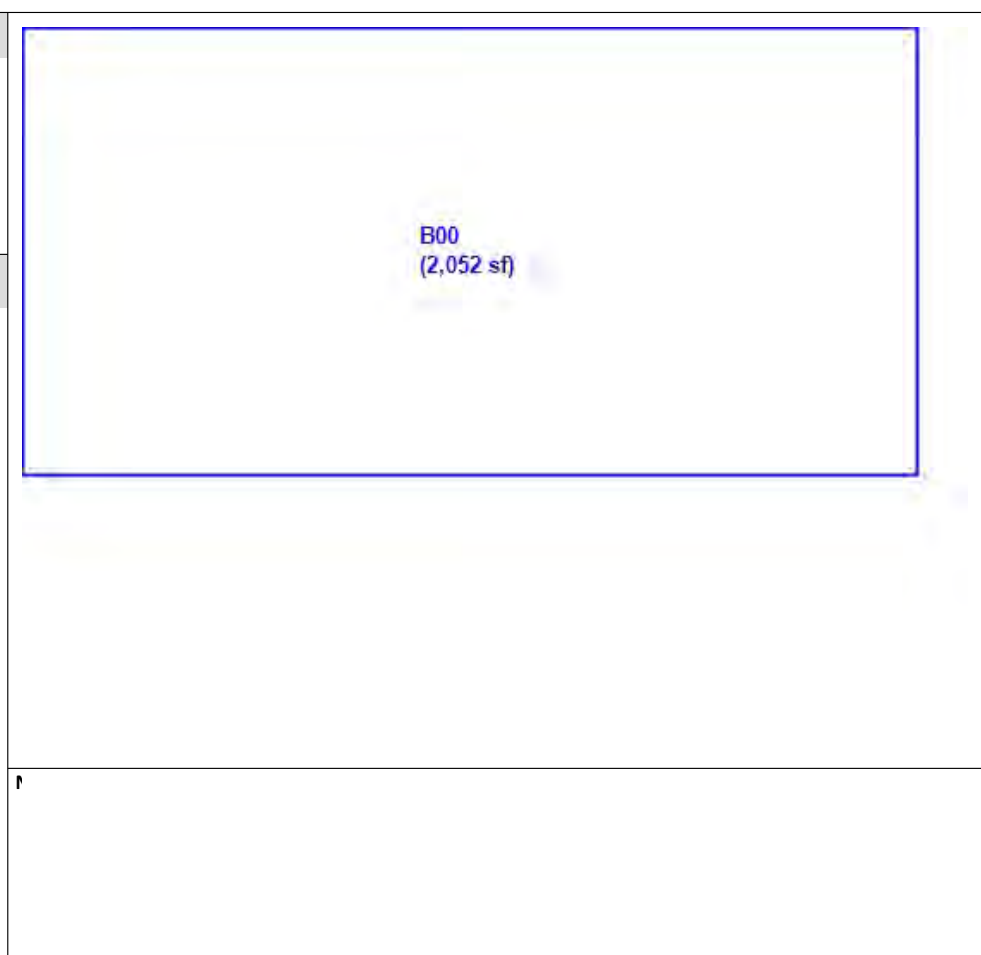
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**PAULINE KINNEY – ISSUING OFFICER**



<b>Parcel Owner Mailing</b>	03-12-26-0000-0140-0160 JOHNSON ALFRED + ELIZABETH H/W BOX 185 WELAKA FL 32193-0185	(VID 88151)
<b>911 Description</b>	809 PALMETTO ST WELAKA 32193 PT OF S1/2 OF GOVT LOT 3 OR207, P441 OR357 P1638 OR499 P826, (LOTS 16 17 18 29)	
<b>Parent Parcel</b>		

Parcel Sales Data						
Book	Page	Instrument	Sale Date	QSCD	Price	
0992	0380	POA	2004-07-23	V		
0629	1590	QCD	1993-07-01	01 I	100	
0499	0826	WD	1987-01-01	01 V	2,500	
0357	1638	WD	1978-03-01	V	1,100	
0207	0441	WD	1968-09-01	V	400	



Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	014-03R	1				3,000	2,670
2	001-03R		32	1	32	4	110
3	002-03R		90	1	90	4	320
<b>Total:</b>							<b>3,100</b>

Exemption	Amount	Remainder	Owner %	Applied To
Con	25,000	0	100	All Districts
Add	5,410	0	100	Cnty & Oth

<b>Improvement Value</b>	74,580	<b>Use Code</b>	00200
<b>OBXF Value</b>	3,100	<b>Improvements</b>	1
<b>Land Value</b>	22,400	<b>Location</b>	Town of Welaka
<b>Market Value</b>	100,080	<b>Total Acres</b>	0.83
<b>Just Value CU</b>	0	<b>Zoning</b>	GC
<b>Just Value CU</b>	0	<b>FLUM</b>	WK
<b>Market Adjusted</b>	100,080		

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	55,410	30,410	25,000
Fire MSTU	55,410	30,410	25,000
St Johns River WMD	55,410	30,410	25,000
Welaka	55,410	30,410	25,000
School	55,410	25,000	30,410

<b>Visits</b>	DNH	2020-08-04	DNH	2015-01-13
<b>Changes</b>	jedw01	2023-01-06	jedw01	2022-08-31

Primary Improvement						
Description	Mobile Home		Title Year	1994	Substructure	Cabinet & Mill
Class	M	<b>Dep Rate</b>	2.50	<b>Title No.</b>	65377578/65377577	<b>Floor System</b>
Type	A1	<b>Year Built</b>	1994	<b>Model</b>	AMERICAN	<b>Exterior Walls</b>
Adj Base Rate	100.96	<b>Eff Yr Built</b>	1994	<b>RP No or Tag</b>	R0455160/+	<b>Height (Feet)</b>
Base Sq Ft	2,052	<b>Obs Cond</b>		<b>Length</b>	76	<b>Party Wall %</b>
% Good	36	<b>Replace Cost</b>	207,170	<b>Width</b>	27	<b>Sub Frame</b>
Quality	1.00	<b>Dep Rep Cost</b>	74,580	<b>Lot #</b>		<b>Roof Framing</b>
		<b>Functional Obs</b>		<b>Attachments</b>		<b>Roof Cover</b>
		<b>Economic Obs</b>		<b>Account</b>		<b>Bed / Bath</b>
					3 / 2	

Improvement Area & Additions				
Desc	% Rate	Rate	Sq Ft	Cost
B00	100	100.96	2,052	207,170
<b>Total Replacement Cost:</b>				<b>207,170</b>

Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	010	Commercial Front Feet	1	182	1	1.12		100	112	50.00	5,600	0	0	0	5,600
2	001	Residential Front Feet	1	180	1	1.12		100	112	150.00	16,800	0	0	0	16,800
<b>Total:</b>											<b>22,400</b>	<b>0</b>	<b>0</b>	<b>22,400</b>	



2023/06/02 13:25:21



2023/06/02 13:25:27



2023/06/02 13:25:39



2023/06/02 13:25:45



2023/06/02 13:25:50



2023/06/02 13:26:01



2023/06/02 13:26:06





2023/06/02 13:26:27



2023/06/02 13:26:31



2023/06/02 13:26:43



2023/06/02 13:26:57



2023/06/02 13:27:08



2023/06/02 13:28:00



2023/06/02 13:28:19



2023/06/02 13:28:22





2023/06/02 13:28:32



# Welaka, FL

River of Lakes

**Pauline Kinney**

**Code Enforcement Officer, COSS**

**Direct: (386)530-0336**

**Email: [codes@welaka-fl.gov](mailto:codes@welaka-fl.gov)**

**400 4<sup>th</sup> Ave Welaka, FL 32193**

## **NOTICE OF CODE VIOLATION**

via Certified Mail

**CASE #CV23-0009**      **PARCEL # 03-12-26-0000-0350-0000**

**DATE: 01/17/2023**      **DATE OF VIOLATION: 01/11/2023**

**LOCATION OF VIOLATION: 510 7<sup>th</sup> AVE**

**RESPONSIBLE PERSON: ELETHYIA CRUZ**

**MAILING ADDRESS: 608 PALMETTO STREET**

WELAKA, FL 32193

**YOU ARE HEREBY NOTIFIED THAT AN INSPECTION WAS CONDUCTED BY TOWN OF WELAKA CODE ENFORCEMENT OFFICER AND YOUR PROPERTY WAS FOUND TO BE IN VIOLATION OF THE FOLLOWING TOWN OF WELAKA MUNICIPAL CODE(S).**

- **AN ORDINANCE UNDER SECTION 100, CHARTER OF WELAKA OF 1947**, requiring all occupants, owners, or agents of owners of all lots and premises, vacant or occupied, within the limits of said municipality to keep the same clean and sanitary condition by the removal of all filth, debris of every kind, and to require the removal of all filth, debris of every kind and to require the removal of all other obnoxious growth, dead weeds, fallen, standing, or growing on such lots or premises which shall be deemed to include sidewalks and parkways in the Town of Welaka, Florida; providing for liens for the costs of repairs or maintenance by the Town; providing for an effective date.
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**DESCRIPTION OF VIOLATION:**

**ORD 09-20 Per Section 1:** ... injury to the health, safety, and welfare of the citizens of Welaka; further property because of its condition is hazardous or distasteful to the surrounding neighborhood. Any such unkempt property in the Town is hereby declared to be a nuisance.

**ORD 09-20 Per Section 3:** It shall be unlawful to keep or permit the existence of any unkempt property in the Town; and it shall be unlawful for the owner, occupant, agent of the property, or any other person in custody of said property to permit the same to remain or continue in an unkempt condition.

**ORD 99-14 Per Section 9:** Care of Premises: It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, ice box, refrigerator, stove, glass, building material, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trunks, garbage, etc., upon notice from the Code Enforcement Officer.

**ACTION REQUIRED:**

**DWELLING:** The dwelling is in disrepair/dilapidated state it will need to be repaired/replaced and/or completely removed. The roof, skirting, window, porch, etc. are all in a condition that violates the Municipal Codes.

**VEGITATION:** Remove all unsightly obnoxious growth located on property/property lines, trim all shrubs/trees to a visually pleasing/proper kept state/condition.

**DEBRIS:** All building/miscellaneous debris must be removed in its entirety from the property.

**THE PROPERTY MUST BE IN COMPLIANCE ON OR BEFORE MIDNITE:**

**FRIDAY, FEBRUARY 17TH, 2023**

**YOUR VOLUNTARY COOPERATION IN CORRECTING THESE VIOLATIONS WOULD BE GREATLY APPRECIATED AND WILL ELIMINATE THE NEED FOR FURTHER ACTION OF THE CODE ENFORCEMENT DEPARTMENT TO BRING IT INTO COMPLIANCE WITH THE TOWN OF WELAKA MUNICIPAL CODE(S).**

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**FOR FURTHER INFORMATION REGARDING THIS MATTER CONTACT THE CODE ENFORCEMENT OFFICER DIRECTLY.**

**CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA, FLORIDA**

TOWN OF WELAKA, a Florida municipal corporation,

**Petitioner**

vs.

ELETHYIA CRUZ, and any and all unknown parties claiming by, through, under and against the herein named individual respondent(s) who are not known to be dead or alive, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, assignees, or other claimants,

**Respondent(s)**

**Case No. :** CV23-0009  
**Address of Violation:** 510 7<sup>TH</sup> AVE  
**Parcel No.:** 03-12-26-0000-0350-0000  
..

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

THIS CAUSE came on for a public hearing before the Town of Welaka Code Enforcement Board on TUESDAY, JUNE 27<sup>TH</sup>, 2023 after due notice to the Respondent(s), and the Town of Welaka Code Enforcement Board, having heard testimony under oath, received evidence and heard argument of counsel, if any, thereupon issued Findings of Fact, Conclusions of Law and Order as follows:

**FINDINGS OF FACT**

1. Appearing before the Code Enforcement Board was Code Enforcement Officer Pauline Kinney.
2. Respondent(s) was/were duly served notice of the subject hearing, and no one was/were present to offer testimony and evidence.
3. Violations of CHARTER OF WELAKA OF 1947 Sec. 100 & ORD 2009-20, Welaka Code. Unkempt Property & ORD 99-14, Welaka Code. Public Nuisance- Overgrowth & Junk, Trash & Debris violations do/did exist at 510 7<sup>th</sup> Ave, legally described as PT OF LOT 3 BK 34 P 735

**CONCLUSIONS OF LAW**

4. Violations of CHARTER OF WELAKA OF 1947 Sec. 100 & ORD 2009-20, Welaka Code. Unkempt Property & ORD 99-14, Welaka Code. Public Nuisance- Overgrowth & Junk, Trash & Debris, Junked Vehicles do/did exist on the above-described property.
5. Due and proper notice has been afforded Respondent(s).
6. All procedural requirements have been met.
7. The Code Enforcement Officer has jurisdiction over the subject matter and Respondent(s).

**ORDER**

Based on the foregoing Findings of Fact and Conclusions of Law and upon consideration of the gravity of the violation(s) actions taken by the Respondent(s) to correct the violation(s), and previous violation(s) committed by the Respondent(s). If any, it is hereby ORDERED that:

Respondent shall have until THURSDAY, JULY 27<sup>TH</sup>, 2023 for total compliance or a \$50.00 per day fine may be imposed.

**THE BURDEN TO REQUEST A REINSPECTION IS THE RESPONDENT'S FAILURE TO COMPLY WITH THIS ORDER IN THE TIME PRESCRIBED, IF APPLICABLE, MAY RESULT IN THE IMPOSITION OF A FINE WITHOUT FURTHER NOTICE.**

THIS ORDER may be appealed in the manner prescribed in Section 162.11, Florida Statutes, and Town of Welaka Ordinance 97-11 Section 11.

DONE AND ORDERED this TUESDAY, JUNE 27<sup>TH</sup>, 2023 at WELAKA, PUTNAM COUNTY, FLORIDA.

**CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA FLORIDA.**

\_\_\_\_\_  
**JOHN HARRIS**  
**CODE ENFORCEMENT BOARD CHAIRMAN**

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**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that a true and correct copy of the above and foregoing Findings of Law, Conclusions of Law and Order has been furnished by Certified Mail to the Respondent(s) and/or Authorized Counsel as listed below:

**I HEREBY CERTIFY** that a copy of the minutes informing the Respondent of the potential fine was included with above list documents, sent on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
**PAULINE KINNEY**  
**CODE ENFORCEMENT OFFICER**

\_\_\_\_\_  
**MEGHAN E. ALLMON**  
**TOWN CLERK**

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**DATE**



# Welaka, FL

River of Lakes

**Pauline Kinney**

*Code Enforcement Officer, COSS*

Direct: (386)530-0336

Email: [codes@welaka-fl.gov](mailto:codes@welaka-fl.gov)

400 4<sup>th</sup> Ave Welaka, FL 32193

**NOTICE OF HEARING BEFORE THE TOWN OF WELAKA CODE  
BOARD FOR CODE VIOLATION(S)**

via Certified Mail

**CASE #CV23-0009**      **PARCEL # 03-12-26-0000-0350-0000**

**DATE: 06/2/2023**      **DATE OF VIOLATION: 01/11/2023**

**LOCATION OF VIOLATION: 510 7<sup>th</sup> AVE**

**RESPONSIBLE PERSON: ELETHYIA CRUZ**

**MAILING ADDRESS: 608 PALMETTO STREET**

**WELAKA, FL 32193**

**FINAL DATE/TIME TO COME INTO COMPLIANCE: MONDAY, JUNE 26<sup>TH</sup>, 2023 NO LATER  
THEN END OF BUSINESS DAY @ 5:00PM YOU MUST CALL THE CODE OFFICER  
DIRECTLY FOR SITE INSPECTION WHEN IN COMPLIANCE FOR VERIFICATION**

IF THE ABOVE REFERENCED CASE HAS NOT COME INTO COMPLIANCE BY THE DATE INDICATED, BY PURSUANT TO ORDINANCE 97-11, SEC. 7 OF THE TOWN OF WELAKA, YOU ARE HEREBY CALLED UPON TO TAKE NOTICE THAT A **PUBLIC HEARING** WILL BE CONDUCTED IN THE ABOVE STYLED CAUSE, PENDING AND UNDETERMINED BY THE BOARD, ON **TUESDAY, 27<sup>TH</sup> DAY OF JUNE @ 6:00PM** IN **THE HONORABLE WILLIE WASHINGTON, JR. COUNCIL ROOM, WELAKA TOWN HALL, 400 4<sup>TH</sup> AVENUE, IN THE TOWN OF WELAKA, FLORIDA.** THE BOARD WILL RECEIVE TESTIMONY AND EVIDENCE AT SAID **PUBLIC HEARING** AND SHALL MAKE SUCH FINDINGS OF FACTS AS ARE SUPPORTED BY THE TESTIMONY AND EVIDENCE PERTAINING TO THE MATTERS ALLEDGED IN THE ATTACHED STATEMENT OF VIOLATION AND REQUEST FOR HEARING.

**PLEASE ATTEND THE HEARING.**

**NOTE:** IF YOU ARE TO BE REPRESENTED BY COUNCIL; THAT ATTORNEY SHOULD FILE NOTICE OF APPEARANCE WITH THE BOARD. MAILING ADDRESS AS FOLLOWS: **400 4<sup>TH</sup> AVENUE WELAKA, FL 32193;** WITH A COPY OF THE NOTICE TO THE TOWN CLERK OF WELAKA AT LEAST FIVE (5) DAYS BEFORE THE HEARING DATE LISTED ABOVE.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE **TOWN OF WELAKA CLERK @ (386)467-9800; FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING.**

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**PAULINE KINNEY – ISSUING OFFICER**

**Parcel Owner Mailing:** 03-12-26-0000-0350-0000 (VID 88199)  
 CRUZ ELETHYIA  
 608 PALMETTO STREET  
 WELAKA FL 32193  
**911 Description:** 510 7TH AV WELAKA 32193  
 PT OF LOT 3 BK 34 P 735

Book	Page	Instrument	Sale Date	QSCD	Price
1299	0910	MCTF	2011-09-11	V	
0	0	DCTF	2011-04-15	V	
1288	232	QCD	2011-04-14	01 I	100
0423	1907	QCD	1982-09-01	01 V	100
0298	0274	WD	1973-07-01	V	1,000
0175	0384	SHFD	1967-01-03	V	

Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	012-02R	1				1,500	1,140
							<b>Total: 1,140</b>

Exemption	Amount	Remainder	Owner %	Applied To

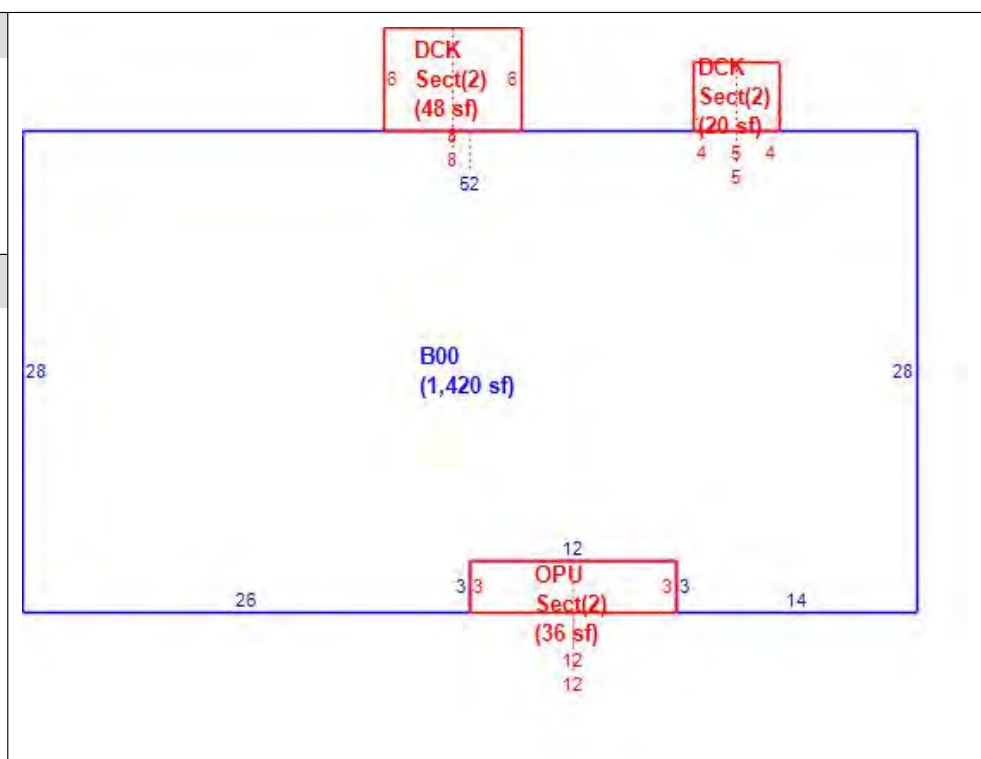
  

<b>Improvement Value</b>	31,840	<b>Use Code</b>	00200
<b>OBXF Value</b>	1,140	<b>Improvements</b>	1
<b>Land Value</b>	15,690	<b>Location</b>	Town of Welaka
<b>Market Value</b>	48,670	<b>Total Acres</b>	0.44
<b>Just Value CU</b>	0	<b>Zoning</b>	PBG
<b>Just Value CU</b>	0	<b>FLUM</b>	WK
<b>Market Adjusted</b>	48,670		

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	37,290	0	37,290
Fire MSTU	37,290	0	37,290
St Johns River WMD	37,290	0	37,290
Welaka	37,290	0	37,290
School	48,670	0	48,670

<b>Visits</b>	DNH	2021-06-03	DNH	2016-06-07
<b>Changes</b>	jedw01	2022-08-31	vmcr11	2022-05-19



Primary Improvement							
Description	Mobile Home	Title Year	1984	Substructure		Cabinet & Mill	
Class	M	Dep Rate	2.50	Title No.	22877769/40450365	Floor System	
Type	A1	Year Built	1984	Model	Frem	Exterior Walls	MH - Mobile Home
Adj Base Rate	105.35	Eff Yr Built	1984	RP No or Tag	R151431/+	Height (Feet)	
Base Sq Ft	1,420	Obs Cond	15	Length	52	Party Wall %	
% Good	21	Replace Cost	151,599	Width	28	Sub Frame	
Quality	1.00	Dep Rep Cost	31,840	Lot #		Roof Framing	
		Functional Obs		Attachments		Roof Cover	
		Economic Obs		Account		Bed / Bath	3 / 2

Improvement Area & Additions				
Desc	% Rate	Rate	Sq Ft	Cost
B00	100	105.35	1,420	149,597
DCK	15	15.8	68	1,054
OPU	25	26.34	36	948
<b>Total Replacement Cost:</b>				<b>151,599</b>

Land															
Line	Code	Description	Depth Chart	Depth In Feet	Corner Factor	Depth Factor	Cond	Unit Price	Adj Unit Price	Units	Just Value	CU Unit Price	CU Value	Just Value CU	Taxable Value
1	001	Residential Front Feet	1	148	1	1.06		100	106	148.00	15,690	0	0	0	15,690
<b>Total:</b>											<b>15,690</b>	<b>0</b>	<b>0</b>	<b>15,690</b>	



2023/06/02 13:17:00





2023/06/02 13:17:13



2023/06/02 13:17:29



2023/06/02 13:17:33



2023/06/02 13:17:37



2023/06/02 13:18:14



2023/06/02 13:18:17



2023/06/02 13:18:39



2023/06/02 13:18:44





2023/06/02 13:18:52