



Welaka, FL

River of Lakes

Pauline Kinney

Code Enforcement Officer, COSS

Direct: (386)530-0336

Email: codes@welaka-fl.gov

400 4th Ave Welaka, FL 32193

NOTICE OF CODE VIOLATION

via Certified Mail

CASE #CV23-0010 **PARCEL # 41-12-26-9200-0490-0040**

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

LOCATION OF VIOLATION: 601 OLD WELAKA RD

RESPONSIBLE PERSON: DARRIN ANDERSON

MAILING ADDRESS: 601 OLD WELAKA RD

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 2009-01:** An Ordinance establishing rules and regulations for fence, wall and hedges within the Town of Welaka, Florida
- **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 4: Junked Vehicles: Storage, depositing prohibited- It shall be unlawful for any person, either as owner, occupant, lessee, agent, tenant or otherwise, to store or deposit, or cause or permit to be stored or deposited, any abandoned, junked or discarded motor vehicle or motor vehicles upon any public or private property within the Town of Welaka.

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.

ORD 2009-01 Per Section 2: Street, Corner Visibility: No fence, wall, hedge, screen planting or other obstructions of vision extending in excess of two (2) feet, but less than three (3) feet, above the established street center line grade shall be erected or maintained on any part of a corner lot that is included between the lines of intersecting streets and a line intersecting them at points thirty (30) feet distant from the intersection of the street. Note: In no case shall any fence, wall, hedge or screen planting be located so as to cause a hazard to the movement of vehicles or pedestrian as determined by the Police Department.

ACTION REQUIRED:

FENCE: The 6 ft fence is in need of repair/replacement and/or complete removal.

VEGETATION: Remove all unsightly obnoxious growth located on property/property lines, trim all shrubs/trees to a visually pleasing/proper kept state/condition. The shrubs/hedge trees along the property line parallel to Bryant Ave need to be trimmed and maintained height of 3 feet (36") or less as they are located at an intersection, making it a hazard for operation of motor vehicles safely.

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).

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.

DARRIN W. ANDERSON, 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. : CV23-0010
Address of Violation: 601 OLD WELAKA RD
Parcel No.: 41-12-26-9200-0490-0040
..

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 27TH, 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 2009-01, Welaka Code. Rules and Regulations for fence. & ORD 99-14, Welaka Code. Public Nuisance- Overgrowth & Junk, Trash & Debris, Fence & Shrubs violations do/did exist at 601 Old Welaka Road, legally described as WELAKA MB1 P51 BLK 49 PT OF, LOT 4 BK211 P112, (MAP SHEET 41/4)

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. Violations of ORD 2009-01, Welaka Code. Rules and Regulations for fence- Broken Fence, Shrub Height violations do/did exist on the above-described property.
6. Due and proper notice has been afforded Respondent(s).
7. All procedural requirements have been met.
8. 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 27TH, 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 27TH, 2023 at WELAKA, PUTNAM COUNTY, FLORIDA.

CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA FLORIDA.

JOHN HARRIS
CODE ENFORCEMENT BOARD CHAIRMAN

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

400 4th Ave Welaka, FL 32193

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

via Certified Mail

CASE #CV23-0010 **PARCEL #** 41-12-26-9200-0490-0040

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

LOCATION OF VIOLATION: 601 OLD WELAKA RD

RESPONSIBLE PERSON: DARRIN ANDERSON

MAILING ADDRESS: 601 OLD WELAKA RD

WELAKA, FL 32193

**FINAL DATE/TIME TO COME INTO COMPLIANCE: MONDAY, JUNE 26TH, 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, 27TH DAY OF JUNE @ 6:00PM** IN **THE HONORABLE WILLIE WASHINGTON, JR. COUNCIL ROOM, WELAKA TOWN HALL, 400 4TH 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 4TH 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.

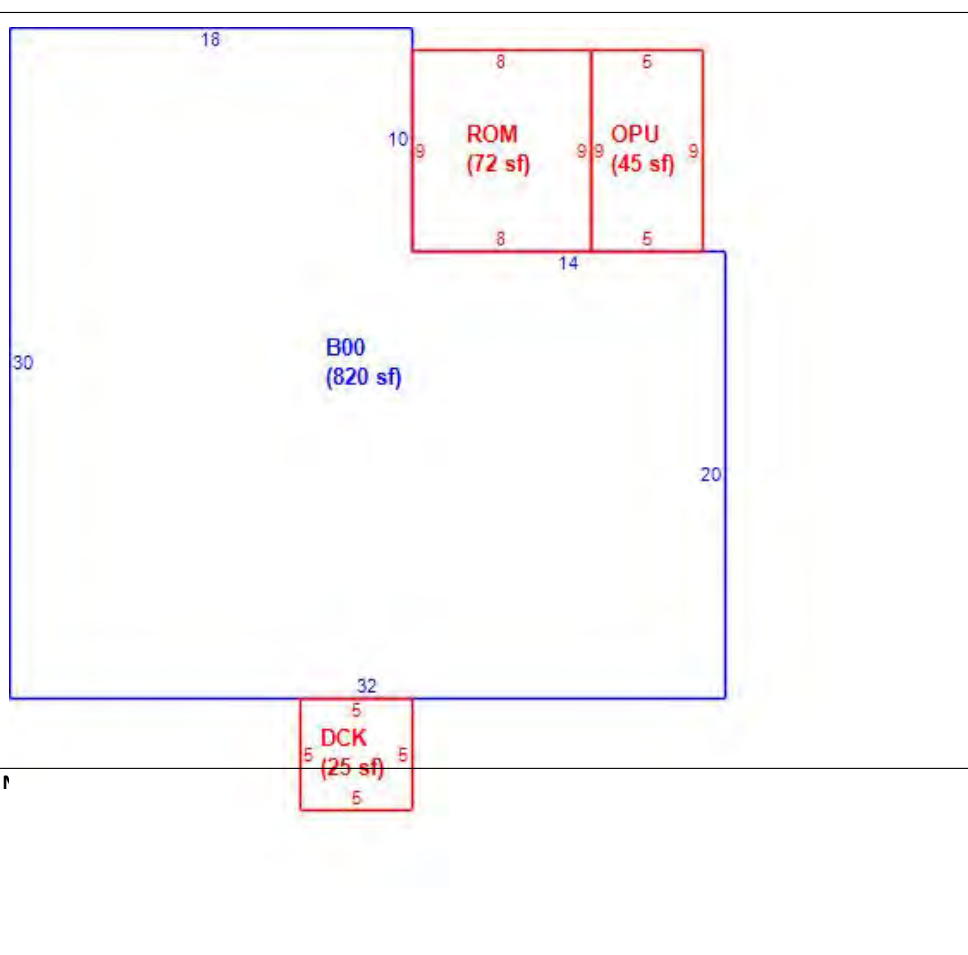
PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE **TOWN OF WELAKA CLERK @ (386)467-9800; FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING.**

PAULINE KINNEY – ISSUING OFFICER

Parcel Owner Mailing	41-12-26-9200-0490-0040 (VID 65618) ANDERSON DARRIN W 601 OLD WELAKA RD WELAKA FL 32193			
911 Description	601 OLD WELAKA RD WELAKA 32193 WELAKA MB1 P51 BLK 49 PT OF, LOT 4 BK211 P112, (MAP SHEET 41/4)			
Parent Parcel				
Exemption	Amount	Remainder	Owner %	Applied To
Con	25,000	0	100	All Districts
Add	0	0	100	Cnty & Oth
Improvement Value	46,140	Use Code	00100	
OBXF Value	980	Improvements	1	
Land Value	23,870	Location	Town of Welaka	
Market Value	70,990	Total Acres	0.25	
Just Value CU	0	Zoning	SRLD	
Just Value CU	0	FLUM	WK	
Market Adjusted	70,990			
Parcel Value Breakdown				
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value	
County General	27,460	25,000	2,460	
Fire MSTU	27,460	25,000	2,460	
St Johns River WMD	27,460	25,000	2,460	
Welaka	27,460	25,000	2,460	
School	27,460	25,000	2,460	
Visits	DNH	2019-11-12	DNH	2014-01-16
Changes	jedw01	2023-06-16	jedw01	2023-01-06

Parcel Sales Data					
Book	Page	Instrument	Sale Date	QSCD	Price
1163	1440	QCD	2007-08-24	01	100
0746	1498	QCD	1997-12-01	01	4,200
0744	1763	TXD	1997-11-01	01	4,851
0055	0136	WD	1960-07-01	V	100
0211	0112	WD	1954-08-01	V	100

Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	DUTU-03R		10	8	80	4	240
2	DUTU-03R		8	6	48	4	150
3	007-03R		390	1	390	2	590
Total:							980



Primary Improvement							Improvement Area & Additions								
Description	Single Family		Title Year				Substructure	Cabinet & Mill	03 - Average	Desc	% Rate	Rate	Sq Ft	Cost	
Class	A	Dep Rate	1.25	Title No.				Floor System	Floor Finish	05 - Pine/Soft Wood	B00	100	110	820	90,200
Type		Year Built	1930	Model				Exterior Walls	Interior Finish	08 - Wood- Wall Board	DCK	15	16.5	25	440
Adj Base Rate	110	Eff Yr Built	1980	RP No or Tag				Height (Feet)	Paint & Decor	03 - Average	OPU	25	27.5	45	1,210
Base Sq Ft	820	Obs Cond		Length				Party Wall %	Plumbing Fixt	5.0	ROM	100	110	72	7,920
% Good	46.25	Replace Cost	99,770	Width				Sub Frame	Bath Tile	06 - None					
Quality	1.00	Dep Rep Cost	46,140	Lot #				Roof Framing	Heating & Air	09 - Uni Heaters					
		Functional Obs		Attachments				Roof Cover	Electrical	03 - Average					
		Economic Obs		Account				Bed / Bath	Corners	6.0					
										Total Replacement Cost:				99,770	

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	75	1	0.78		180	140	170.00	23,870	0	0	0	23,870
Total:											23,870	0	0	23,870	



2023/06/02 13:06:30



2023/06/02 13:06:37



2023/06/02 13:06:40

STOP

SPEED
LIMIT
25

2023/06/02 13:06:56



2023/06/02 13:07:12



2023/06/02 13:07:16



2023/06/02 13:07:23



2023/06/02 13:07:25



2023/06/02 13:07:30



2023/06/02 13:07:39



2023/06/02 13:07:43



2023/06/02 13:07:49



2023/06/02 13:07:52

SPEED
LIMIT
30

2023/06/02 13:08:06



2023/06/02 13:08:10



2023/06/02 13:08:24



2023/06/02 13:08:28



2023/06/02 13:08:32



2023/06/02 13:08:43



2023/06/02 13:08:56



2023/06/02 13:09:48



Welaka, FL

River of Lakes

Pauline Kinney

Code Enforcement Officer, COSS

Direct: (386)530-0336

Email: codes@welaka-fl.gov

400 4th Ave Welaka, FL 32193

NOTICE OF CODE VIOLATION

via Certified Mail

CASE #CV23-0011 **PARCEL # 41-12-26-9200-0620-0020**

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

LOCATION OF VIOLATION: 517 7th AVE

RESPONSIBLE PERSON: FLYNN CHARLES A

**MAILING ADDRESS: 2490 NW 154TH ST
MIAMI GARDENS, FL 33054**

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:

EXTERIOR BUILDING: The shed located on the property is in need of repair/replacement and/or complete removal.

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

DEBRIS: Any/all 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).

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.

CHARLES A. FLYNN, 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. : CV23-0011

Address of Violation: 517 7TH AVE

Parcel No.: 41-12-26-9200-0620-0020

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 27TH, 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 do/did exist at 517 7th AVE, legally described as WELAKA MB1 P51 BLK 62 LOT 2, (MAP SHEET 41/4)

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 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 27TH, 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 27TH, 2023 at WELAKA, PUTNAM COUNTY, FLORIDA.

CODE ENFORCEMENT BOARD OF THE TOWN OF WELAKA FLORIDA.

JOHN HARRIS
CODE ENFORCEMENT BOARD CHAIRMAN

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

400 4th Ave Welaka, FL 32193

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

via Certified Mail

CASE #CV23-0011 **PARCEL #** 41-12-26-9200-0620-0020

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

LOCATION OF VIOLATION: 517 7th AVE

RESPONSIBLE PERSON: FLYNN CHARLES A

MAILING ADDRESS: 2490 NW 154TH ST
MIAMI GARDENS, FL 33054

**FINAL DATE/TIME TO COME INTO COMPLIANCE: MONDAY, JUNE 26TH, 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, 27TH DAY OF JUNE @ 6:00PM** IN **THE HONORABLE WILLIE WASHINGTON, JR. COUNCIL ROOM, WELAKA TOWN HALL, 400 4TH 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 4TH 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.**

PAULINE KINNEY – ISSUING OFFICER

Parcel Owner Mailing	41-12-26-9200-0620-0020 FLYNN CHARLES A 2490 NW 154TH ST MIAMI GARDENS FL 33054	(VID 65651)
911 Description	517 7TH AV WELAKA 32193 WELAKA MB1 P51 BLK 62 LOT 2, (MAP SHEET 41/4)	
Parent Parcel		

Parcel Sales Data					
Book	Page	Instrument	Sale Date	QSCD	Price
0000	0000	DCTF	2007-03-25	01 I	
0911	0485	FJDM	2002-10-18	V	
0846	0471	LQCD	2001-01-31	01 I	100
0766	0807	QCD	1998-07-01	01 I	
0296	0827	MTG	1973-07-01	V	16,500
0262	0435	WD	1971-08-01	V	700

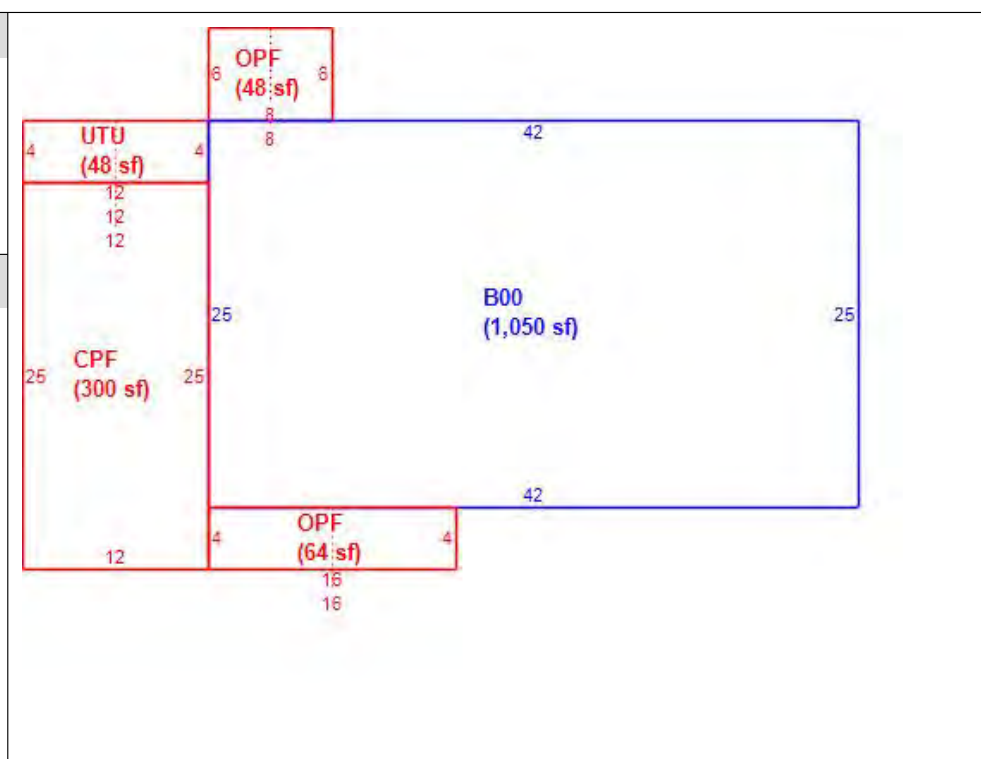
Outbuildings and Extra Features							
Line	Code	Units	Length	Width	Sq Ft	Rate	Value
1	002-03R		112	1	112	4	340
2	DUTU-03R		8	8	64	4	190
Total:							530

Exemption	Amount	Remainder	Owner %	Applied To

Improvement Value	63,720	Use Code	00100
OBXF Value	530	Improvements	1
Land Value	25,890	Location	Town of Welaka
Market Value	90,140	Total Acres	0.62
Just Value CU	0	Zoning	SRMD
Just Value CU	0	FLUM	WK
Market Adjusted	90,140		

Parcel Value Breakdown			
Taxing District	Assessed Limited	Minus(-) Exemptions	Taxable Value
County General	69,010	0	69,010
Fire MSTU	69,010	0	69,010
St Johns River WMD	69,010	0	69,010
Welaka	69,010	0	69,010
School	90,140	0	90,140

Visits	DNH	2017-10-11	RWW	2012-09-27
Changes	jedw01	2023-06-16	jedw01	2022-08-31



Primary Improvement									
Description	Single Family	Dep Rate	1.25	Title Year		Substructure	01 - Continuous	Cabinet & Mill	03 - Average
Class	A	Year Built	1974	Title No.		Floor System	01 - Slab on Grade	Floor Finish	12 - Combo - Carpet-Vinyl
Type		Eff Yr Built	1974	Model		Exterior Walls	01 - Conc. Block/Board	Interior Finish	03 - Drywall - Taped
Adj Base Rate	130.25	Obs Cond		RP No or Tag		Height (Feet)		Paint & Decor	03 - Average
Base Sq Ft	1,050	Replace Cost	159,296	Length		Party Wall %		Plumbing Fixt	6.0
% Good	40	Dep Rep Cost	63,720	Width		Sub Frame		Bath Tile	06 - None
Quality	1.00	Functional Obs		Lot #		Roof Framing	03 - Gable/Hip (RES)	Heating & Air	02 - Heating w/Ducts
		Economic Obs		Attachments		Roof Cover	04 - Composition Shingle	Electrical	03 - Average
				Account		Bed / Bath	2.0 / 1.0	Corners	4.0

Improvement Area & Additions				
Desc	% Rate	Rate	Sq Ft	Cost
B00	100	130.25	1,050	136,763
CPF	35	45.59	300	13,676
OPF	35	45.59	112	5,080
UTU	60	78.15	48	3,777
Total Replacement Cost:				159,296

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	200	1	1.16		180	209	124.00	25,890	0	0	0	25,890
Total:											25,890	0	0	25,890	



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