

TOWN OF WELAKA CODE ENFORCEMENT BOARD MEETING AGENDA

**July 25, 2023, at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th 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 Assistant Town Clerk, Ellen Dickason**
 - Chairman John Harris
 - Robert Turnbull
 - Raymond Roerick
 - William Miller
 - Code Enforcement Officer Pauline Kinney
 - Chief of Police Michael Porath
 - Town Attorney Patrick Kennedy
- 4. APPROVAL OF PREVIOUS MINUTES: June 27, 2023 Meeting Minutes**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
 - 1. Resignation of Code Board Member, Gary Sands, Jr.**
 - 2. Open Code Violation Cases:**
 - a. CV23-0011 – Unkempt Property**
- 7. REQUEST TO SPEAK**
- 8. PUBLIC COMMENT**
- 9. ADJOURN**

TOWN OF WELAKA
CODE ENFORCEMENT BOARD MEETING
June 27, 2023 @ 6:00 P.M.
Honorable Willie Washington, Jr. Council Room
400 4th Avenue, Welaka FL 32193

MINUTES

1. **CALLED TO ORDER** by Chairman John Harris at 6:04 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 - present, Chief of Police Michael Porath - present, and Town Attorney Patrick Kennedy - present.
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. **May 23, 2023, Code Enforcement Board Meeting Minutes.**

Motion made by Roerick to accept the 5/23/23 Meeting Minutes and Seconded by Turnbull.
Passed 5/0.

Harris - asked for a nomination for a Vice Chair for the Code Board.

Kennedy - the Board must make the motion and Harris cannot make the motion.

Turnbull - pick someone who will be here for the meetings more often, as he is going out of Town for 3 months.

Roerick nominated Gary Sands and Turnbull seconded to make Sands the Vice Chair. All agreed.
Passed 5/0.

5. **OLD BUSINESS:**

Harris - asked Porath if there's anything to discuss on re-writing the policies.

Porath - said no, not at this time.

6. **NEW BUSINESS:**

1. **Case # CV23-0007 – Reginald Johnson, 800 Palmetto Street, Welaka, FL 32193**

Kinney - said the case is closed. The property is up to code as of yesterday, 6/26/2023.

2. **Case # CV23-0008 - Alfred Johnson, Sr., 809 Palmetto Street, Welaka, FL 32193**

Kinney - sent the Violation Notice out on 1/17/23 and it was signed for on 2/15/23 and signed for by Alfred Johnson, Sr.

Harris - has anything in the yard had been picked up on this case?

Kinney - yes. In between January and June. Verbal conversations were done with the owners and progress was being made but it ceased.

Kinney - an entire dumpster full of metal has been removed from the property. A tree has also fallen on the property and is near the house.

Turnbull - is there a physical disability why the property has not been cleaned?

Kinney - no.

Turnbull - if the cars have registered license plates? Have they been moved on the property?

Kinney - I cannot go on the property to look and no, they have not moved. The property was much worse and her camera's SD card malfunctioned with the initial pictures.
Kennedy - if the Findings of Fact paperwork looks good, then they can vote on this and it gets recorded and can start the lien and fine process.
Roerick - is there a lien and fines per day?
Kennedy - the lien will state the fine per day.
Turnbull - is he not communicating at all?
Kinney - no, they have not reached out to her. They are aware of the hearing as they signed for it on 6/5/23.
Roerick and Harris – they both said that they agree on the findings.
Kennedy - the lien along with the fine will be \$50 per day after 30 days of non-compliance since this meeting.

Roerick made a motion to accept the Findings of Fact document and Turnbull seconded.
Roll call taken by Town Clerk. Passed 5/0.

3. Case # CV23-0009 -s Elethya Cruz, 510 7th Avenue, Welaka, FL 32193

Kinney - sent the Violation Notice out on January 17, 2023.
Kinney - house is dilapidated and the photos show the siding and roof are not in good condition. The vegetation is overgrown on the property and along the property lines along with miscellaneous debris on the property. The debris was moved off the property and was placed on the Town's easement. Waste Pro did not pick up the debris. Windows are open at all hours also.
Harris - were taxes paid on this house?
Kinney - she could not find any taxes paid recently.
Kinney - photos were taken before the notice was sent and then the other pics were taken since they cleaned it up. It looks much better now.
Harris - no communication from the owners?
Kinney - no.
Kinney - the certified violation mail was signed for and the hearing was not signed for.
Turnbull - is there any reason why the property is not taken care of? Any disabilities?
Kinney - no. Lack of communication and yes, they have the means.

Turnbull made a motion to accept the Finding of Fact document and Miller seconded.
Roll call taken by Town Clerk. Passed 5/0.

Miller - they have 30 days to come into compliance and then the fines will start? \$50 per day?
Kinney and Kennedy - correct, yes.
Turnbull - if they come in with a reasonable excuse, what happens?
Kennedy - they have to come in and ask for release from the lien and/or reduction of the fine, then the Code Board can make a recommendation to the Town Council for their final decision.
Kennedy - the Code Board should at least assess the minimum administrative costs. They need to pay since there's recording fees, copies and time spent on each case. This administration fee is on our Fee Schedule. Even if they cleaned up the property, they still must pay the administration fee.
Roerick - a lot of communities also charge an administrative fee. It's on the top of their invoice.

4. Case # CV23-00010 - Darrin W. Anderson, 601 Old Welaka Road, Welaka, FL 32193

Kinney - sent the Violation Notice out on January 17, 2023. Signed for 2/25/23. Notice of Hearing mailed out 6/3/23 and not signed for.
Kinney - One of the violations is for violation of a street corner visibility. The hedge is over 6 feet tall and is right next to a stop sign. There's a photo. It must be trimmed for public safety

reasons.

Turnbull - it looks like it's on the right-of-way.

Kinney - by the ORD, it's too close to the intersection and the property has 2 front yards. Since it's an intersection, it has more restrictions regarding hedge height.

Turnbull - any communications?

Kinney - spoke to the owner back in February this year and they have made substantial improvements on the property.

Turnbull - the vehicle lift on the property looks like it's on the right-of-way.

Kinney - the property survey and pins are tricky on the property.

Turnbull - it looks like it's 2 feet from the road.

Kinney - she has to research to see if the vehicle lift is on the easement or not. If the property pin is under the pavement, then it's hard to find and is a problem. She cannot locate the property pins and cannot go onto the private property. Several of the antique cars currently have registered license plates and insurance. All the other vehicles have been moved elsewhere and this is the only one left on the property.

Turnbull - he's made progress on cleaning it up?

Kinney - yes, he's had some setbacks personally and if the property owner was here, he could speak on behalf of the property and progress, but yes, he's making progress.

Kinney - this is considered a habitual case since it's been a case for a very long time, as are the other cases here tonight. Not sure what other property he's moving his thing to, but it's slightly still within the Town limits.

Miller - he is making progress on cleaning up the property tough?

Kinney - yes. This is one of the largest code cases of the Town.

Kinney - everyone has had an adequate amount of time and notices to clean up their properties.

Sands - it's hard to see around the hedges.

Turnbull made a motion to accept the Finding of Facts document and Roerick seconded.

Roll call taken by Town Clerk. Passed 5/0.

5. Case # CV23-0011 - Charles A. Flynn, 517 7th Avenue, Welaka, FL 32193

Kinney - sent the Violation Notice out on January 17, 2023. The notice came back in the mail and was not forwarded anywhere. Same thing with the hearing. No signing for it and it was sent back to us with no forwarding address.

Kinney - one of the nicer violation properties and it is un-occupied. Some of the shrubs need tending too and are very overgrown.

Harris - the address is not good since it's been returned?

Kinney - correct. This is the last known property appraisers mailing address.

Turnbull - 2007 looks like the last time anything was filed on the property appraiser's info page Kinney printed.

Kennedy - said that this was a death certificate that was filed and you cannot see them online.

Kennedy - Kinney should post a letter on the property somewhere since both certified mailings were returned. This assures the Town that Kinney made every attempt to contact the property owner.

Miller - then we'll bring it up at the next Code Board meeting?

Sands - should we table this until next month then?

Kennedy - we should at least try to post a letter and re-notice the owners.

Miller made a motion and Sands seconded to re-notice the property owners with a letter on the property. This case will be on the July Code Board Meeting agenda to re-visit.

Turnbull - can Kinney provide a little map of the property in the Agenda Packets for the future

meetings?
Kinney - yes.

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

8. **PUBLIC COMMENT:**

Reginald Turner - 633 Oak Street, Welaka, FL 32193 - registration and proof of purchase doesn't mean anything for a cargo trailer? He bought a trailer for \$6,000 and didn't know if it must be tagged while on his property. He doesn't use it.

Porath - yes, any vehicles need to be tagged. It falls under the ORD. Any vehicle on the property needs to be tagged and insured.

Kennedy - we cannot try this case as a violation. It is not a case and we have no knowledge of it.

Reggie - seems like to Town is overwriting the FL Statutes.

Kennedy - please speak to Kinney after the meeting.

Speaker - he works all over Town and asked if certain people are being singled out for violations?

Harris - the Code Board is just starting up to address the code violations in the Town.

Porath - we do not drive around looking for code violations, you must make a code violation complaint to Kinney and it's not anonymous anymore.

Reggie - LLC, insurance and all are needed?

Porath - it's not a code violation case until we receive a complaint.

Miller - does a trailer fall under motor vehicle in the ORD?

Porath - this case has not gone before the Code Board as an active case, so he will have to look at the ORD and state statute.

Kennedy - typically the ORD/statute reads as road-worthy vehicles/trailers need a tag but we have to review the Welaka ORD to see if it's a violation not having tag.

9. **ADJOURNED:** 6:48 PM

July 18 2023

To the Code Enforcement Board of Welaka.

I submitted a request to the Putnam County Sheriff's Office to remain a board member several weeks ago. I had hoped the issue of dual office holding would have been disproven. It was not.

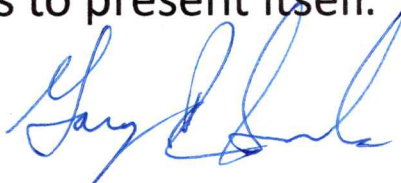
As this is my only source of income I cannot remain as a sitting member of the Welaka Code Enforcement Board.

The sheriff's office through their due diligence and after speaking with Alex Sharpe, the attorney for the sheriff's office, I have been advised to resign immediately.

At this time, I must sadly and regretfully resign my position as Vice Chair and Code Enforcement Board member.

I respectfully wish you all great success and if I may be of any assistance in the future upon completing my tenure at the Putnam County Sheriff's Office, I would greatly appreciate the boards and the Town of Welaka's consideration in readdressing my membership in the event a board position was to present itself.

Best Regards Gary Sands



Sheriff

H.D. "Gator" DeLoach
Putnam County Sheriff's Office



130 Oriole Griffin Blvd.
Palatka, FL 32177
(386) 329-0800
www.pcsso.us

MEMORANDUM

Date: July 17, 2023

To: Gary Sands

From: Major Johnny Greenwood

Ref: Dual Office Holding with the Town of Welaka

Gary Sands,

First, I'd like to say thank you for submitting your request, as required under Putnam County Sheriff's Office General Order 1220.00, to be a part of the Town of Welaka's Code Enforcement Board. I understand that you are very compassionate about this position, as this is your hometown, and you want to take a role in keeping your hometown beautified.

A lot of thought, consideration, and consultation with the agency's General Counsel, Alex Sharp, and with the Florida Sheriff's Association Attorney Wayne Evans, has went into your request. General Counsel Sharp brought to my attention two Attorney General Orders (AGO) pertaining to your request.

The first AGO that General Counsel Sharp referenced, is titled Dual Office Holding, Magistrate and Code Enforcement dated April 28, 2005. At the time, Attorney General Charlie Crist, stated that according to Article II, section 5(a), Florida Constitution, and that service on a code enforcement board constitutes an office for purpose of the prohibition on dual officeholding. Thus, a value adjustment board special magistrate would be precluded by the constitutional dual officeholding prohibition from simultaneously serving as a member of a code enforcement board.

The second AGO that General Counsel Sharp referenced, is titled Dual Office Holding; Commissioners and Board dated January 09, 1998. At the time, Assistant Attorney General Craig Willis, stated the enforcement board is empowered, among other things, to adopt rules for the conduct of its hearings, subpoena alleged violators and witnesses.

South District Office
1196 S. Highway 17
Satsuma, FL 32189
(386) 649-4234



A State Accredited Agency

West District Office
108 N. County Road 315
Interlachen, FL 32148
(386) 329-0848

Sheriff

H.D. "Gator" DeLoach
Putnam County Sheriff's Office



130 Oriole Griffin Blvd.
Palatka, FL 32177
(386) 329-0800
www.pcsso.us

to its hearings, subpoena evidence, take testimony under oath, and to issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance. Further, the board is, under certain circumstances, authorized to impose a fine not to exceed \$500 for each day the violation continues past the date set for compliance in a previous order of the board. Therefore, in Section 5(a), Art. II, State Const., provides in relevant part that "no person shall hold at the same time more than one office under the government of the state and the counties and municipalities therein".

Just to be sure General Counsel Sharp's opinion was correct, General Counsel Sharp sought counsel with the Florida Sheriff's Association Attorney Wayne Evans. Attorney Evans agreed with General Counsel Sharp, and it was of his opinion that the Deputy Sheriff's position is an office, and the code enforcement board position is also an office such that holding both positions would violate Article II, section 5(a), Florida Constitution.

Your request states a desire to serve on the code enforcement board, but due to Article II, section 5(a), Florida Constitution, providing in relevant part that "no person shall hold at the same time more than one office under the government of the state and the counties and municipalities therein", unfortunately I am going to have to deny your request due to your employment with the Putnam County Sheriff's Office as a Deputy Sheriff.

It is my understanding that you have been a board member for approximately the last year, therefore I am respectfully asking that you submit a resignation from the board effective immediately due to it being considered a dual office holding position and it is constituting a violation of the Florida Constitution.

If you have any questions, please feel free to reach out to me.

Thanks,

Major Johnny Greenwood

South District Office
1196 S. Highway 17
Satsuma, FL 32189
(386) 649-4234



A State Accredited Agency

West District Office
108 N. County Road 315
Interlachen, FL 32148
(386) 329-0848



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.

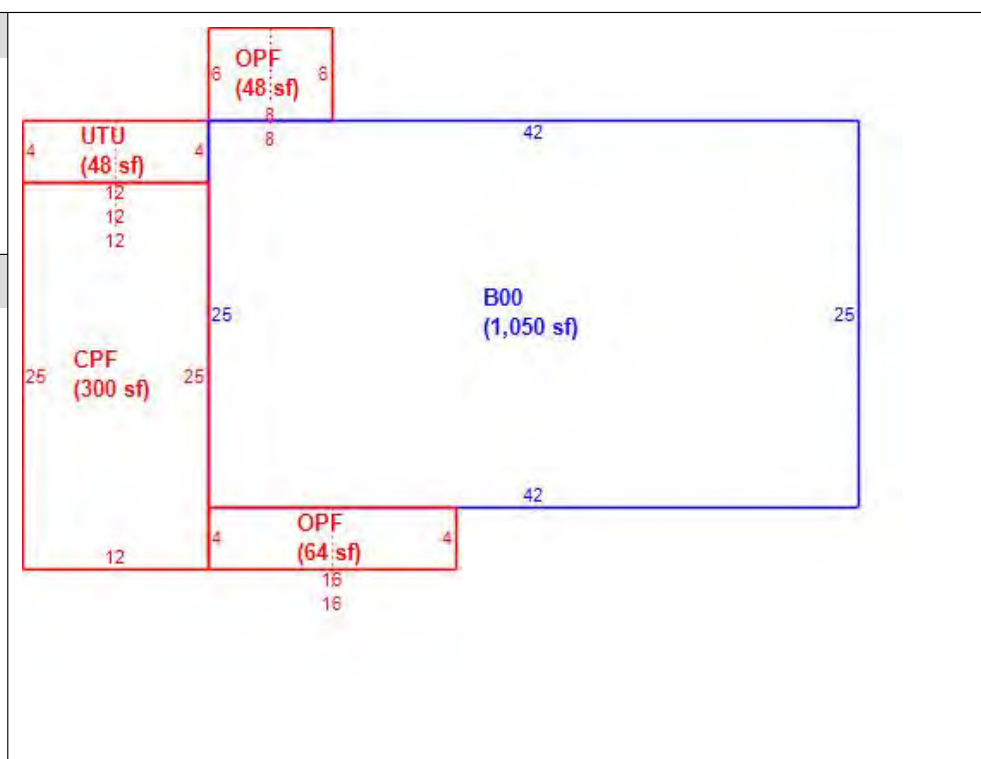
PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE **TOWN OF WELAKA CLERK @ (386)467-9800; FORTY-EIGHT(48) HOURS IN ADVANCE OF THE MEETING.**

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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