

**Board of County Commissioners  
Leon County, Florida**

**Workshop on  
Leon County's Code Enforcement Program  
and Related Issues**

**1:30 p.m. – 3:00 p.m.  
Tuesday, April 25, 2006**

**Leon County Board of County Commissioner Chambers  
Leon County Courthouse, 5<sup>th</sup> Floor**

**This document distributed: April 19, 2006**

# Board of County Commissioners

## Workshop Request

Date of Meeting: April 25, 2006

Date Submitted: April 19, 2006

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator  
David McDevitt, Director, Growth and Environmental Management

Subject: Leon County's Code Enforcement Program and Related Issues

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### **Statement of Issue:**

The Board Workshop provides an overview of the County's current Code Enforcement Program, presents related issues, and outlines recommendations for program enhancements.

### **Background:**

At the County Commission Board Retreat on December 12, 2005, the Board requested that staff address changes to application of code enforcement within Leon County. The County's current Code Enforcement Program (CEP) has evolved in an ad hoc manner over an extended period of time subsequent to the initiation of building permitting by the County in the early 1970s. Apart from the activities that have been historically associated with the implementation of building permitting and inspection, the County's holistic CEP was generally initiated with the creation by ordinance of the Code Enforcement Board (CEB) in 1988. (Attachment #1).

Pursuant to the provisions of Chapter 6 of the Leon County Code of Laws, the CEB is specifically charged with the enforcement of the following County code provisions:

#### Chapter 10, Land Development Code

- Article VII Environmental Management
- Article X Zoning
- Article XI Subdivision and Site and Development Plan Regulations
- Article XII Floodplain Management
- Article XVI Uniform Street Naming and Property Numbering System  
Created 12-12-95
- Article XVIII Storm water System Management

#### Chapter 5, Building and Construction Regulations

- Article II Technical Codes and Standards
- Article III Housing Code

Chapter 14, Public Nuisances

Article I, Section 14-2.1.

Drainage of Filthy Fluids onto street or property of others prohibited.  
Created 9-21-04

Article II Junk Code -- Created 1988

Article III Lot Mowing -- Created 5-11-04, Amended 11-30-04

As noted above, the enforcement responsibilities of the CEB have increased substantially over time. Additionally, the CEB's areas of enforcement responsibility have expanded from generally technical compliance issues (building and construction codes and standards) to public nuisances and subsequently have incorporated growth and environmental management related issues.

The CEB is comprised of seven (7) Board appointed members who are residents of the county. Pursuant to Chapter 6, Article II of the Leon County Code of Laws "the membership of the Code Enforcement Board shall, whenever possible, consist of an architect, a businessperson, an engineer, a general contractor, a subcontractor, realtor and another citizen." The members serve a three (3) year term. The CEB meets at the Leon County Courthouse on the third Thursday of every month. The CEB has outside legal counsel and is staffed by Growth and Environmental Management with assistance from the County Attorney's Office.

Attached is the last CEB FY04/05 Annual Report which was provided to the Board on March 14, 2006. (Attachment #2). During FY00/01 through FY04/05, staff received 13,625 complaints, which reflects an increase of approximately 8% during this five-year period. (Attachment #3).

**Analysis:**

The following analysis provides an overview of the County's current code enforcement process including the utilization of other Growth and Environmental Management staff. This overview is followed by a comparison of the code enforcement process in like-sized Florida Counties and the City of Tallahassee, which are governed by Florida Statutes, Chapter 162. (Attachment #4).

**Overview of Leon County's Code Enforcement Process:**

At the direction of the Board, the Code Enforcement Program's goal is to obtain voluntary compliance and to respond to initiated citizen complaints to the satisfaction of those concerned, while providing a quick and effective process to abate violations of the code. In order to serve the citizens of Leon County in a timely and efficient manner, the Department of Growth and Environmental Management implemented a central complaint process system.

There are currently two (2) full-time staff within the Code Enforcement Program with the utilization of environmental and building inspectors from the Environmental Compliance and Building Inspection Divisions, who assist with initial inspections (Building, Junk, Lot Mowing, and Filthy Fluids) to verify if a code violation exists. Also, the zoning enforcement inspections are performed by a Planner I within the Development Services Division. These inspections are conducted in addition to their assigned Environmental Inspector, Building Inspector and Planner I duties, as time permits since the inspections are not their primary job functions.

The following is an overview of the code enforcement process once a complaint call is received by staff within the Code Enforcement Program:

- The complaints are received through telephone calls, on-line reporting, U.S. mail or by walk-in customers.
- Complaints are logged and routed to the appropriate Division for investigation within 48 hours. If the complaint call is a health, safety, or serious environmental issue, it will be inspected within 24 hours.
- An inspection is performed to determine if a code violation exists in accordance with the Leon County Code of Laws and Ordinances.
- Voluntary Compliance letters are the first notice to an alleged violator; sent through regular mail. It provides the property owner an opportunity to correct the violation without an official Notice of Violation (NOV).
- If an alleged violator does not voluntarily come into compliance, an official Notice of Violation is sent certified mail return receipt. The nature of the violation is described within the Notice along with a list of the County codes allegedly violated. A description of what was found on-site (inoperable vehicles, debris, etc.), the necessary action to remedy the situation and a time frame to obtain compliance is also included in the Notice.
- This process usually takes 30 to 45 days and each complaint warrants an average of three inspections. Oftentimes, the alleged violator may request an extension of time to comply. If necessary, extensions are granted in an effort to achieve the voluntary compliance concept.
- If compliance is not achieved by the specified timeframe, the case will be referred to the Code Enforcement Board for resolution.

The Leon County Code Enforcement Board is a quasi-judicial Board which has the authority to impose administrative fines where a violation of a code provision has occurred, with the goal of obtaining voluntary compliance. Staff continues to work diligently in processing requests for public hearings in a timely and efficient manner.

Code Enforcement Board Caseload Analysis:

If the owner or violator fails to correct a violation within the time specified in the initial Notice, if the violation is a repeat violation, or if the violation is a threat to public health, safety, or welfare or is irreparable/irreversible, the inspector will notify the Code Enforcement Board and request a hearing. During FY00/01 through FY04/05, a total of 163 new cases and 31 fine reconsideration cases were brought before the Board:

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New Cases	163
Continued Cases	3
Request for Amendment to the Board's Order	1
Request for Extension of Time to Comply	0
Fine Reconsideration	31
Foreclosure Considerations	12
<b>Total</b>	<b>210</b>

Of the 163 new cases to be heard by the Board 144 were heard and found in violation, 5 were dismissed for change of ownership or lack of evidence, 8 cases were withdrawn, and 6 were found in compliance prior to the CEB meeting. Out of the 144 cases found in violation, 50 failed to come into compliance and an Order Imposing Fine and Notice of Lien has been filed with the Leon County Recording Division, and 82 have been found in compliance. The compliance deadlines for the remaining 12 cases had not passed by the end of the 2004-2005 fiscal year.

The following is a breakdown of the cases which were found in violation:

Environmental Management	10
Junk	87
Building	42
Minimum Housing	0
Electrical Code	3
Zoning	2
Lot Mowing	0
Filthy Fluids	0
<b>Total</b>	<b>144</b>

Revenue Analysis:

The amount of fines collected during FY00/01 through FY04/05 was \$96,622.61 resulting in a total of \$151,811.61 collected since the Board's creation in 1988. The Board heard 31 requests for reconsideration of accrued fines. Attached is a comparison chart of the Board's activities since its creation. (Attachment # 5).

Staff continues to send periodic follow-up letters to property owners in attempts to address the outstanding fines. Once a lien has been placed on homestead and non-homestead property, the property owner is unable to sell the property, until the lien has been satisfied. Staff has benchmarked like-sized counties in an attempt to identify additional methods to collect outstanding liens and fines. Some methods identified have ranged from the use of collection agencies to the development of amnesty programs. Staff will continue to review options which are best suited for Leon County.

Foreclosure Analysis:

On November 18, 1997, the Board of County Commissioners (BOCC) provided direction to the CEB concerning outstanding fines and liens. The BOCC directed that (1) when the property can be used for a County purpose or (2) when the amount of the lien is equal to or greater than the Property Appraiser's assessment of the property or (3) when the property is not in compliance and there is a threat to public health, safety or welfare, the CEB could authorize the County Attorney's office to file suit to foreclose on unpaid liens.

During FY00/01 through FY04/05, there were twelve (12) cases brought back to the Code Enforcement Board for consideration to proceed with foreclosure on non-homestead properties that were brought into compliance with outstanding fines.

Code Enforcement Process Benchmarking:

Staff performed benchmarking with like-sized comparative counties to determine their existing code enforcement process. The seven (7) like-sized comparative counties to Leon County are Alachua, Collier, Escambia, Manatee, Marion, Sarasota, and Seminole counties. These counties generally have complaint driven and voluntary compliance based programs similar to Leon County. However, staff concluded that these counties are better able to respond to citizen complaints more efficiently due to staff availability and the number of complaint cases received per year.

The City of Tallahassee was also included in the benchmarking due to its proximity and the relationship to the County, as it relates to incorporated limits. Currently, the City of Tallahassee is divided into six code enforcement zones with a designated officer for each of these zones, which covers 101.6 square miles of the incorporated area. The City's Code Enforcement Program uses a proactive approach and the officers monitor the community for violations in their respective zones. This Program is located within the Neighborhood Preservation Division of the Neighborhood and Community Services Department and there is one code enforcement supervisor who directs the operations of the six code enforcement officers in the field. Additionally, the supervisor focuses on increasing overall field productivity, reviews the efficiency and effectiveness of case processing and ensures the timely correction of code violations. Attached is a comparison of each like-sized counties and the City of Tallahassee code enforcement process as discussed in Attachment #4.

In all benchmarked counties, it is the responsibility of every property owner to maintain their own properties. Once it is determined that a violation exists, the code enforcement office notifies the property owner in writing of the violation and requests that the owner remedy the condition within a specified amount of time. It was noted, that the counties benchmarked did not include a Voluntary Compliance letter similar to Leon County. After proper notification, if no response has been received and the condition described in the Notice has not been remedied, the code enforcement office will request that the case be heard before the Code Enforcement Board or Special Master for resolution.

Based on these findings, staff recommends that the County's Code Enforcement Program be maintained at its current level of functioning to achieve voluntary compliance with the following proposed enhancements to reduce the response time to bring the property into compliance.

- Eliminate the Voluntary Compliance letter process. Most like-sized counties do not utilize this method and are able to achieve voluntary compliance at a higher rate than Leon County. This would include costs savings towards postage and staff resources.
- Decrease the timeframe to comply on each respective Notice of Violation letter. Notice of Violation letters will be reduced from 14 to 10 days or 60 to 30 days to comply, depending on the nature of the violation.
- When no effort is shown by the property owner to comply with the Leon County Code of Laws, case should not exceed 3 months from the initial complaint date. In any event, the case should not exceed 6 months from the complaint date, if property owner is attempting to comply. This timeframe will allow staff to meet the notification requirements in accordance to Florida Statutes, Chapter 162.
- To encourage compliance and reduce the length of time in the Notice of Violation stage, staff will increase the number of new cases to go before the Code Enforcement Board. Currently there are 3 - 5 cases which are heard by the Code Enforcement Board monthly.
- Limit the number of requests for extensions to comply and provide only two (2) extensions equal to the amount originally provided in the initial Notice of Violation. The typical extension timeframe can range from 2 weeks to 30 days depending on the progress being made to bring the property into compliance. Each case will be handled on a case-by-case basis.
- Reduce the response time to perform the initial inspection from 72 hours to 48 hours to determine if a code violation exists. This would reduce the follow-up calls from citizens regarding alleged property violations by responding to initial complaints quicker.

Staff recommends establishment of a new Code Compliance Coordinator within the Code Enforcement Program. The proposed position would include responsibilities of:

- Coordination of case assignments and perform site inspections to decrease the time frame to determine possible code violations. This would include assigning, routing and tracking complaints to ensure that progress is being made within the code enforcement process.
- Expand the public education and awareness of Leon County's code enforcement by attending Homeowners' and Neighborhood Association meetings.
- Expand the oversight of the County's Abatement Program to ensure that unsafe buildings are demolished in a timely manner.

- Development of other viable programs to better assist the citizens to resolve code violation cases.
- Identify additional methods to collect outstanding liens and fines.
- Expansion of the available Volunteer Community Resources Listing.
- Develop and maintain code enforcement educational literature to distribute throughout the community.
- Develop training criteria to provide continued training for code enforcement staff.

The proposed Code Enforcement Issues Workshop Packet has been reviewed by the Code Enforcement Board at their regularly scheduled meeting on March 16, 2006. After some discussion, the Code Enforcement Board recommended to approve the workshop packet as presented.

**Summary:**

Since 1988, the Code Enforcement Program has been complaint driven and its goal is to obtain voluntary compliance. Attempts are made to respond and resolve citizen initiated complaints to the satisfaction of those concerned and to effectively and efficiently abate violations of the code. This continues to be the most viable approach in maintaining the voluntary compliance concept.

As outlined in the benchmarked counties, the complaint driven and voluntary compliance concept is mostly practiced, however with an increase of staff to perform the duties. During the FY06/07 budget Growth and Environmental Management has proposed a staff increase for a Code Compliance Coordinator position. The establishment of a Code Compliance Coordinator position within Growth and Environmental Management is essential to oversee the day to day functions of the Code Enforcement Program. Currently these coordination duties are performed by the Assistant to the Director of Growth and Environmental Management.

This additional staff would enable the Code Enforcement Program to resolve more citizen complaints calls to the satisfaction of those concerned, while providing a quick and effective process to abate violations of the code. It will also enhance the voluntary compliance concept with more interaction with the citizens, as it relates to the public education and awareness. This would assist in enhancing the timely identification and correction of code violations. In addition, this new position would enable the Assistant to the Director of Growth and Environmental Management to more effectively assist the Growth and Environmental Management Director in the development, coordination and monitoring of departmental goals and objectives.

**Options:**

1. Direct staff to implement the enhanced voluntary compliance program as outlined above, and support the establishment of a new Code Compliance Coordinator position in the FY06/07 budget.
2. Direct staff to investigate other Code Enforcement options such as implementation of a compliance based program similar to the City of Tallahassee.
3. Board direction.

**Recommendation:**

Option # 1

**Attachments:**

1. Code Enforcement Board Ordinance No. 88-42
2. Code Enforcement Board FY04/05 Annual Report
3. Workload Comparison Table for FY00/01 through FY04/05
4. Chart of Like-Sized Florida Counties and the City of Tallahassee
5. Comparison Chart of Code Enforcement Board Activity

PA/DM/EDS/eds

ORDINANCE NO. 88-42

1  
2 AN ORDINANCE OF LEON COUNTY, FLORIDA  
3 ESTABLISHING THE CODE ENFORCEMENT  
4 BOARD; PROVIDING FOR THE APPOINTMENT OF  
5 MEMBERS AND SETTING TERMS; SETTING  
6 FORTH POWERS AND DUTIES OF THE BOARD;  
7 ESTABLISHING ENFORCEMENT PROCEDURES AND  
8 HEARING PROCEDURES; PROVIDING  
9 DEFINITIONS; PROVIDING FOR NOTICE;  
10 PROVIDING FOR LIENS AND FINES; AND  
11 PROVIDING FOR APPEALS, SEVERABILITY AND  
12 AN EFFECTIVE DATE.

13  
14 WHEREAS, the Board of County Commissioners of Leon  
15 County, Florida, has determined that it is necessary and  
16 desirable to establish a Code Enforcement Board to hear  
17 and take action on cases involving violations of certain  
18 county ordinances.

19 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY  
20 COMMISSIONERS OF LEON COUNTY, FLORIDA, that:

21 Section 1. Common Title.

22 This article shall be known and may be cited as the  
23 Leon County Code Enforcement Board Ordinance.

24 Section 2. Creation and Membership.

25 There is hereby created within Leon County a Code  
26 Enforcement Board which shall be composed of seven (7)  
27 members, all of whom shall be residents of Leon County,  
28 Florida.

29 Section 3. Definitions.

30 (a) County Commission: The Board of County  
31 Commissioners of Leon County, Florida.

(b) Code Inspectors: Those authorized agents  
or employees of Leon County whose duty it  
is to ensure code compliance with the  
technical codes which are subject to this  
Ordinance.

1 (c) Enforcement Board: The Leon County Code  
2 Enforcement Board created pursuant to  
3 Section 162.01 et seq., Florida Statutes.

4 Section 4. Function; Appointment and Term of Office.

5 (1) The Code Enforcement Board shall have the  
6 purpose of conducting hearings relating to the  
7 enforcement of the following codes in force in Leon  
8 County as said codes may exist from time to time:

9  
10 Drainage, Chapter 7, Code of Laws

11 Zoning Code, Appendix E, Code of Laws

12 Landscaping & Tree Protection, Chapter 12, Code  
13 of Laws

14 Junk, Chapter 11, Code of Laws

15  
16 (2) Appointment to the code enforcement board shall  
17 be made by the county commission. The membership of the  
18 enforcement board shall, whenever possible, consist of an  
19 architect, a business person, an engineer, a general  
20 contractor, a sub-contractor, a realtor, and another  
21 citizen.

22 (3) The initial term of members of the Board shall  
23 be as follows:

24  
25 (a) Two (2) members shall be appointed for a  
26 term of one year;

27 (b) Three (3) members shall be appointed for a  
28 term of two (2) years;

29 (c) Two (2) members shall be appointed for a  
30 term of three (3) years.  
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1 (4) After the initial term, appointments shall be  
2 for a term of three (3) years. Members may be  
3 reappointed for additional terms. Appointment to fill  
4 any vacancy on the board shall be for the remainder of  
5 the unexpired term of the departing board member.

6 (5) Any member of the board who fails to attend two  
7 (2) out of three (3) successive meetings during any  
8 calendar year shall automatically forfeit such  
9 appointment and the county commission shall promptly fill  
10 such vacancy. Members may also be removed for cause  
11 after notice.

12 Section 5. Organization and Expenses.

13 (1) At the first meeting of the board, the members  
14 shall elect one of the members to be chairman. The  
15 person so elected shall function as chairman for a one-  
16 year term.

17 (2) Four (4) or more members of the board present at  
18 any meeting shall constitute a quorum in order for the  
19 board to conduct its business. Members of the board  
20 shall serve without compensation.

21 Section 6. Enforcement Procedure.

22 (1) The code enforcement procedure under this  
23 article shall be as follows:

24 (a) It shall be the duty of the code inspector to  
25 initiate enforcement proceedings with respect to  
26 each code.

27 (b) Where the code inspector finds or is made aware  
28 of a code violation, the code inspector shall  
29 follow enforcement procedures as specified in  
30 the applicable code. Should the violation  
31 continue beyond the time specified in the

1 correction notice, then the code inspector may  
2 notify the code enforcement board and request a  
3 hearing pursuant to Section 7 of this Ordinance.  
4 Notice of such hearing request shall be provided  
5 to the alleged violator in the manner provided  
6 for in Section 10 of this Ordinance.

7 (c) If the code inspector has reason to believe a  
8 violation presents a serious threat to the  
9 public health, safety and welfare, the code  
10 inspector may proceed to request a hearing  
11 pursuant to Section 7 herein prior to notifying  
12 the alleged violator.

13 (d) Whenever a person has been notified of a code  
14 violation by any code inspector, he may, within  
15 ten (10) days of such notification, request a  
16 hearing pursuant to Section 7 of this Ordinance.  
17 The code enforcement board shall then conduct a  
18 hearing using the same procedures as if the  
19 hearing had been requested by the code  
20 inspector.

21 (2) This ordinance provides additional and  
22 supplemental means for obtaining compliance with the  
23 specified codes set forth in Section 4. Nothing  
24 contained herein shall be construed to prohibit the Board  
25 of County Commissioners from enforcing its ordinances and  
26 Code of Laws by any other means authorized by law.

27 Section 7. Hearing Procedure.

28 (1) The chairman of the code enforcement board may  
29 call enforcement board hearings and such hearings may  
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1 also be called by a written notice signed by three (3)  
2 members of the board. The code enforcement board may at  
3 any hearing set a future hearing date.

4 (2) The board shall convene at least once every two  
5 (2) months, but may convene more often as the case demand  
6 dictates.

7 (3) Minutes shall be kept of all hearings held by  
8 the enforcement board and all such hearings shall be open  
9 to the public.

10 (4) The county administrator shall provide clerical  
11 and administrative personnel as may be required to assist  
12 the board in the proper performance of its duties.

13 (5) Each case before the enforcement board shall be  
14 presented by a representative of the County.

15 (6) The county will provide counsel to the code  
16 enforcement board, and in no case shall the county  
17 attorney's staff present a case and represent the board  
18 in the same case.

19 (7) Cases scheduled for a particular day shall be  
20 heard. All testimony shall be under oath and shall be  
21 recorded. The board shall take testimony from the code  
22 inspector, the alleged violator and any other person  
23 familiar with the case or having knowledge about the  
24 case. The board shall not be bound by any formal rules  
25 of evidence; however, it shall act to ensure fundamental  
26 due process in each case brought before the Board.

27 (8) At the conclusion of the hearing, the  
28 enforcement board shall issue findings of fact and  
29 conclusions of law and its order shall provide relief  
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1 consistent with Section 8 of this Ordinance. The  
2 findings shall be by motion approved by a majority of  
3 those present and voting. In order for the findings to  
4 be official, at least four (4) members of the board must  
5 vote.

6 Section 8. Powers of the Code Enforcement Board.

7 The Leon County Code Enforcement Board shall have the  
8 power to:

- 9 (1) Adopt rules for the conduct of the hearings it  
10 holds pursuant to Section 7 herein.  
11 (2) Subpoena alleged violators and witnesses to its  
12 hearings.  
13 (3) Subpoena evidence.  
14 (4) Take testimony under oath.  
15 (5) Issue orders following a hearing, which orders  
16 shall have the force of law and shall set forth  
17 the steps necessary to be accomplished in order  
18 to bring a violation into compliance with the  
19 code that has been violated.

20 Section 9. Fine, Lien and Foreclosure.

21 (1) Upon being notified by the code inspector that  
22 the order issued pursuant to Section 8 above has not been  
23 complied with within the time established in such order,  
24 the code enforcement board may order the violator to pay  
25 a fine to Leon County not to exceed two hundred fifty  
26 dollars (\$250.00) per day that each violation continues  
27 past the compliance date established in its order.

28 (2) A certified copy of an order imposing the fine  
29 provided for herein may be recorded in the public records  
30 of Leon County, Florida, and thereafter such order shall  
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1 constitute a lien against the property on which the  
2 violation exists or, if the violator does not own the  
3 land involved in the violation, upon any other real or  
4 personal property owned by the violator and may be  
5 enforced in the same manner as a court judgment by the  
6 sheriffs of the state including levy against the personal  
7 property, but shall not be deemed otherwise to be a  
8 judgment of a court.

9 (3) One year from the filing of any such lien which  
10 remains unpaid, the enforcement board may authorize the  
11 county attorney to foreclose on such lien in the manner  
12 provided by Florida law for the foreclosure of other  
13 liens.

14 Section 10. Notices.

15 All notices required to be provided by this article  
16 shall be by certified mail, return receipt requested, or  
17 by hand delivery of the code inspector.

18 Section 11. Appeals.

19 An aggrieved party, including the County, may appeal  
20 a final administrative order of the enforcement board to  
21 the circuit court. An appeal shall be filed within 30  
22 days of the execution of the order to be appealed.

23 Section 12. Severability.

24 If any word, sentence, phrase, clause, section or  
25 portion of this ordinance shall be held invalid or  
26 unconstitutional by a court of competent jurisdiction,  
27 such portion or words shall be deemed a separate and  
28 independent provision and such holding shall not affect  
29 the validity of the remaining portions thereof.  
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Section 13. Effective date.

This ordinance shall take effect according to law.



BOARD OF COUNTY COMMISSIONERS  
LEON COUNTY, FLORIDA

BY: J. Lee Vause  
J. Lee Vause, Chairman

ATTEST:

BY: Sam Hurst  
Sam Hurst, D. C.

Approved as to Form

John Beltran  
Assistant County Attorney

Attachment # 2  
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**Board of County Commissioners**  
**Agenda Request**

Date of Meeting: March 14, 2006

Date Submitted: March 8, 2006

To: Honorable Chairman and Members of the Board

From: Parwez Alam, County Administrator  
David McDevitt, Director, Growth and Environmental Management

Subject: Acceptance of 2004-2005 Annual Report of the Code Enforcement Board and the Code Compliance Program

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**Statement of Issue:**

The following report is presented on the activities of the Code Enforcement Board (CEB) and the Code Compliance Program for Fiscal Year 2004-2005.

**Background:**

The Leon County Code Enforcement Board is empowered by ordinance to enforce Chapter 5, Article II and Article III (Building and Housing), Chapter 10, Article VII, (Environmental Management Act), Article X (Zoning), and Article XII (Flood Plain), and Chapter 14, Articles I and II (Public Nuisances and Junk). The CEB is supported by contractual legal services and is represented by Counsel Harold Knowles of Knowles and Randolph Law Firm. The Assistant County Attorney serves as legal counsel for the County. The CEB members for the 2004-2005 fiscal year were, Phil Sanders, Chairman, Betsy Henderson, Vice Chairman, Skip Cook, Glenn Brown, June Vickers, Joseph Cook and John Jordan. The seven board members volunteer their time which averages about five hours per month, which is inclusive of their review time. (See Attachment #1 Attendance Table.)

The 2004-2005 Annual Report has been reviewed and approved by the Code Enforcement Board (CEB) at their regularly scheduled meeting on February 16, 2006.

**Analysis:**

In order to serve the citizens of Leon County in a timely and efficient manner, the Department of Growth and Environmental Management implemented a central complaint process system. The complaints are received through telephone calls or by walk-in customers, logged and routed to the appropriate Division for investigation within 48 hours. If the complaint call is a health, safety, or serious environmental issue, it will be inspected within 24 hours. As a team, the program's goal is to obtain voluntary compliance at the direction of the Board. Voluntary compliance letters are the first notice to an alleged violator; sent through regular mail. The numbers vary on obtaining compliance, and seem low, due to the extensions of time granted to the citizens. If an alleged

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violator does not voluntarily come into compliance, an official Notice of Violation is sent certified mail return receipt. The nature of the violation is described within the Notice along with a list of the County codes allegedly violated.

A description of what was found on-site (inoperable vehicles, debris, garbage, etc.), the necessary action to remedy the situation and a time frame to obtain compliance is also included in the Notice. This process usually takes 30 to 45 days and each complaint warrants an average of three inspections.

Attached is a Comparison Table for FY 03/04 and 04/05 and the statistics for the four quarters of FY 2004-2005 (Attachment #2). There was a 2% decrease in the total number of complaints received during FY 04/05 as compared to FY 03/04. It appears that this decrease is due to the successful marketing strategies to make citizens more aware of Leon County's code enforcement. In conjunction with the Citizen On-line reporting system, which enables citizens to file complaints via the internet, the Code Compliance Program website allows citizens to review the complaint process on-line and download a complaint form to mail in. The citizens utilize the County's Code Compliance Program regularly to assure that their neighborhoods are kept in compliance.

To expand public education and awareness, the Code Compliance staff has created a flier that is provided to Homeowners' and Neighborhood Associations in the unincorporated portions of Leon County (Attachment #3). The flier explains that staff is available to speak at association meetings about code enforcement in their neighborhoods.

At the February 11, 2003 meeting, the Board directed staff to develop a criteria list to use as a guide to remove old outstanding liens on cases in which the property is in compliance, and obtain input from the Code Enforcement Board (CEB) and bring back an agenda item for approval. At their regularly scheduled meeting on April 21, 2005, staff presented a revised criteria list to the CEB. At the June 14, 2005 Board Meeting, the County Commission approved the Procedures and Criteria List to Remove Old Outstanding Liens on Code Enforcement Board cases and presented three cases totaling \$48,750.00, which were eligible for the reduction of fine.

During this fiscal year, staff has received a total of 208 complaints regarding overgrown grass in the unincorporated area since the Lot Mowing Ordinance was approved on May 11, 2004. Staff has performed site inspections on all the overgrown grass complaints to determine the validity of each complaint. These inspections are performed within 48 hours upon receipt of the complaint. Of the 208 complaints, 111 were invalid complaints, due to the excessive growth not exceeding the 18 inches in height. As of this date, staff has closed 74 complaints and the properties have been brought into compliance. Currently, there are 23 open complaint cases pending compliance by the property owners. No complaint cases have been referred to the Code Enforcement Board for resolution.

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At the September 21, 2004, the Board approved a Filthy Fluid Ordinance, which prohibits the drainage of fluids on county streets and/or the property of others. Since that time, staff has received one (1) Filthy Fluid complaint, which has been inspected and resolved.

**Code Enforcement Board Caseload Analysis:**

If the owner or violator fails to correct a violation within the time specified in the initial notice, if the violation is a repeat violation, or if the violation is a threat to public health, safety, or welfare or is irreparable/irreversible, the inspector will notify the Code Enforcement Board and request a hearing. A total of twenty-five (25) new cases and three (3) fine reconsideration cases were brought before the Board during this fiscal year:

New Cases	25
Continued Cases	3
Request for Amendment to the Board's Order	0
Request for Extension of Time to Comply	0
Fine Reconsideration	3
Foreclosure Considerations	0
<b>Total</b>	<b>31</b>

Of the twenty-five (25) new cases to be heard by the Board twenty-four (24) were heard and found in violation, one (1) was dismissed. Out of the twenty-four (24) cases found in violation, nine (9) failed to come into compliance and an Order Imposing Fine and Notice of Lien has been filed with the Leon County Recording Division, nine (9) have been found in compliance. The compliance deadlines for the remaining six (6) cases, had not passed at the end of the 2004-2005 fiscal year.

The following is a breakdown of the cases which were found in violation:

Environmental Management	3
Junk	13
Building	8
Minimum Housing	0
Electrical Code	0
Zoning	0
Mowing	0
<b>Total</b>	<b>24</b>

**Revenue Analysis:**

The amount of fines collected during FY 04/05 was \$11,230.00 (Attachment #4), resulting in a total of \$151,811.61 collected since the Board's creation in 1988. The Board heard three (3)

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requests for reconsideration of accrued fines. Attached is a list of fines addressed for reduction during this fiscal year (Attachment #5). A status report of all outstanding fines is also attached (Attachment #6), as well as a comparison chart of the Board's activities since its creation (Attachment #7).

Staff continues to send periodic follow-up letters to property owners in attempts to address the outstanding fines. Once a lien has been placed on homestead and non-homestead property, the property owner is unable to sell the property, until the lien has been satisfied. Staff has benchmarked like-sized counties in an attempt to identify additional methods to collect outstanding liens and fines. Some methods identified have ranged from the use of collection agencies to the development of amnesty programs. Staff will continue to review options which are best suited for Leon County.

**Foreclosure Analysis:**

On November 18, 1997, the Board of County Commissioners (BOCC) provided direction to the CEB concerning outstanding fines and liens. The BOCC directed that (1) when the property can be used for a County purpose or (2) when the amount of the lien is equal to or greater than the Property Appraiser's assessment of the property or (3) when the property is not in compliance and there is a threat to public health, safety or welfare, the CEB could authorize the County Attorney's office to file suit to foreclose on unpaid liens.

There were no cases were brought back to the Code Enforcement Board this year for consideration to proceed with foreclosure on non-homestead properties that were brought into compliance with outstanding fines.

**Summary:**

The Leon County Code Enforcement Board is a quasi-judicial Board which has the authority to impose administrative fines where a violation of a code provision has occurred, with the goal of obtaining voluntary compliance. During FY 04/05, no orders of the CEB were overruled in the civil courts of Leon County. Staff continues to work diligently in processing requests for public hearings in a timely and efficient manner.

**Options:**

1. Accept the 2004-2005 Annual Report of the Code Enforcement Board and the Code Compliance Program.
2. Do not accept the report.
3. Board Direction.

**Recommendation:**

Option #1

Agenda Request: Acceptance of 2004-2005 Annual Report of the Code Enforcement Board and  
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**Attachments:**

1. Attendance Record for Fiscal Year 2004-2005.
2. Code Compliance Program Workload Comparison Table.
3. Code Compliance Program Public Awareness Flier.
4. Fines Paid in Fiscal Year 2004-2005.
5. Fines Addressed in Fiscal Year 2004-2005.
6. Status Report on Outstanding Fines.
7. Comparison Chart of Code Enforcement Board Activity.

PA/DM/EDS/eds

## Leon County Code Enforcement Board

### ATTENDANCE RECORD FOR FY 2004-2005

Charles "Skip" Cook*	64%
Glenn Brown, Jr.	73%
Joe Cook	82%
Betsy Henderson**	64%
Phil Sanders	82%
John Jordan***	36%
June Vickers	91%

There were eleven (11) meetings for the fiscal year 2004-2005.

\*Mr. Cook's attendance of 64% was due to employment conflict.

\*\*Ms. Henderson's attendance of 64% was due to employment conflict.

\*\*\*Effective March 2005, Mr. Jordan resigned from the Board.

**Code Compliance Program  
Workload Comparison Table for Fiscal Year 03-04 and 04-05**

	04/05 1st Qtr.	04/05 2nd Qtr.	04/05 3rd Qtr.	04/05 4rd Qtr.	04/05 Year End Figures	04/05 Yr. End % of Total	03/04 Year End Figures	03/04 Yr. End % of Total
<b>Building</b>	41 Bldg. 0 Min H. 19 Unsafe 12 Bldg w/o 10	30 Bldg. 2 Min H. 13 Unsafe 4 Bldg w/o 11	27 Bldg. 0 Min H. 19 Unsafe 2 Bldg w/o 6	39 Bldg. 4 Min H. 14 Unsafe 5 Bldg w/o 16	137	10%	154	13%
<b>Junk &amp; Litter</b>	79	90	153	115	437	32%	452	37%
<b>Environ- mental</b>	19	38	60	44	161	12%	123	10%
<b>Development Services</b>	7 Home 0 Zoning 7	17 Home 0 Zoning 17	15 Home 0 Zoning 15	15 Home 0 Zoning 15	54	4%	51	4%
<b>Lot Mowing</b>	15	1	22*	54*	92	7%	107	9%
<b>Filthy Fluids</b>	1	0	1**	0	2	0%		
<b>Invalid ***</b>	10	46	48	30	134	10%	158	13%
<b>Referrals</b>	61	104	88	88	341	25%	178	14%
<b>Telephone Calls</b>	657	740	796	836	3029	N/A	3213	N/A
<b>NOV and Voluntary Compliance</b>	103	57	63	109	332	N/A	289	N/A
<b>TOTAL ACTIVITY</b>	233	326	414	385	1358		1223	100%

\*Increase in complaints due to the season.  
 \*\* New Filthy Fluid Ordinance effective 10-1-04. New complaint on same property.  
 \*\*\*Invalid calls refer to complaints that are received and not considered county code violations.

**NEIGHBORHOOD  
PUBLIC AWARENESS PROGRAM**

**LEON COUNTY WOULD LIKE TO HELP YOU HELP US MAKE  
YOUR NEIGHBORHOOD A BETTER PLACE TO LIVE!!!!**

The Growth and Environmental Management staff would like to come to your association meeting to talk about the Leon County Codes that make a difference in your neighborhood. Through public education and awareness, we can work together to make your neighborhood shine! We will discuss the **JUNK, BUILDING, ZONING, ENVIRONMENTAL and MOWING** issues that you feel most pertain to you and your neighbors.

We will answer these questions and more:

- WHAT IS CONSIDERED JUNK? WHAT IS CONSIDERED A JUNK VEHICLE?**
- WHEN DOES SOMEBODY NEED TO GET A BUILDING PERMIT?**
- CAN SOMEBODY LIVE IN A TRAVEL TRAILER?**
- WHAT CAN BE DONE ABOUT UNSAFE BUILDINGS?**
- WHAT BUSINESSES ARE CONSIDERED HOME OCCUPATIONS?**
- HOW MANY DWELLINGS ARE ALLOWED ON ONE PARCEL?**
- DO I NEED A PERMIT TO CUT A TREE DOWN ON MY PROPERTY?**
- WHAT CAN BE DONE ABOUT THESE ISSUES?**

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**If you are interested in having a County staff member speak at your meeting, please complete this form and return to the following address:**

Leon County Department of Growth and Environmental Management  
Neighborhood Public Awareness Program  
3401 West Tharpe Street  
Tallahassee, Florida 32303

**Association Name and Location of Meeting Place:** \_\_\_\_\_

**Association President (Contact Person)** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

**Date of Meeting in which staff is invited** \_\_\_\_\_

**CIRCLE THE TOPICS YOU WOULD LIKE COUNTY STAFF TO DISCUSS:**

**JUNK      BUILDING      ZONING      ENVIRONMENTAL      MOWING**

**If you have any questions, please contact Vickie Andrews or Emma Smith at 606-1300.**

*We look forward to hearing from you, and we thank you for another opportunity to serve you!*





STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
07/30/1997	97-032 LEC020097	Felicia Riley (Homestead)	\$295,200.00	07/17/1997	Board heard case	EMA
				09/10/1997	Staff inspected property - not in compliance	
				12/08/1997	Staff inspected property - not in compliance	
				12/08/1997	Notice of Lien filed	
				04/06/1998	Reminder letter sent to Respondent	
				05/01/1998	Reminder letter sent to Respondent	
				05/11/1999	Reminder letter sent to Respondent	
				03/30/2000	Notice of Lien refiled	
				05/20/2002	Filed Order Imposing Fine	
				10/28/2002	Staff inspected property - not in compliance	
				01/15/2003	Reminder letter sent to Respondent	
				11/02/2004	Requested an inspection of the referenced property.	
				11/03/2004	Staff inspected property - not in compliance	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Riley is still the owner of the property	
				08/17/2005	Reminder letter sent to Respondent via certified mail	
				09/02/2005	Certified letter claimed	
				09/20/2005	Staff requested an inspection of the referenced property.	
				09/21/2005	Staff inspected property - not in compliance	
06/03/1998	98-13 LEC980063	James L. Bacak (Homestead)	\$42,695.00	06/03/1998	Board heard case	Junk
				06/29/1998	Notice of Lien filed	
				03/25/1999	Reminder letter sent to Respondent	
				03/30/2000	Refiled Board's Order and Notice of Lien	
				07/17/2001	Reminder letter sent to Respondent	
				10/18/2001	In Compliance. Fine unpaid.	
				06/07/2002	Filed Order Imposing Fine	
				01/15/2003	Reminder letter sent to Respondent	
				02/05/2003	Letter returned unclaimed	
				12/06/2004	A search in the Property Appraiser's database shows Mr. Bacak as still the owner of the property	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				08/09/2005	A search in the Property Appraiser's database shows Mr. Bacak is still the owner of the property	
				08/09/2005	Reminder letter sent to Respondent via certified mail	
				08/12/2005	Certified letter claimed	
				09/13/2005	Reminder letter sent to Respondent via certified mail	
10/28/1998	98-18 LEC980227	Edwin E. Cash, Sr. (Non-Homestead)	\$94,750.00	10/15/1998	Board heard case	Building & Zoning
				11/24/1998	Notice of Lien filed	
				06/17/1999	Sent to County Attorney's Office to foreclose	
				11/17/1999	In Compliance. Fine unpaid.	
				06/07/2002	Filed Order Imposing Fine	
				09/10/2002	Case pending before the Court	
				01/09/2003	Court heard Case	
				02/21/2003	Received request for Production of Documents from outside attorney for the County	
				07/26/2003	Provided documents to attorney	
				11/04/2004	Property Appraiser's Office show property as non-homestead.	
				12/30/2004	Property Appraiser's Office shows property was subdivided. Lot 20 as non-homestead and Lot 13 as homestead.	
				12/30/2004	Called and spoke with Thomas J. Brown (Cash's attorney) on the status of the property. He stated that the property is now in litigation for foreclosure. He is going to send me an Affidavit requesting the fees and fine amount on the property.	
				05/26/2005	Hearing Motion on Summary Judgement on June 16, 2005. Will Call after hearing & will forward a copy of the Hearing Motion.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				06/17/2005	Received an e-mail from Asst. County Atty Cherry Shaw stating that the Judge had ruled in favor of the County on the County's Motion for Summary Judgement. The Court found the \$250.00 daily fine to be reasonable netting a total Summary Judgement ruling in the amount of \$94,000.00. Opposing counsel may file an appeal.	
				09/20/2005	Reminder Letter sent to Respondent	
12/29/1999	99-25 LEC990131	Marie Jones (Homestead)	\$315,300.00	12/16/1999	Board heard case	EMA
				12/28/1999	Staff inspected property - not in compliance	
				07/25/2000	Notice of Lien filed	
				03/23/2001	Reminder letter sent to Respondent	
				07/03/2002	Filed Order Imposing Fine	
					On-Going - Staff working with Respondent's Attorney and Engineer to resolve	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Jones is still the owner of the property	
				08/17/2005	Reminder letter sent to Respondent via certified mail	
				08/27/2005	Certified letter claimed	
				09/20/2005	Staff requested an inspection of referenced property	
				09/21/2005	Staff inspected property - not in compliance	
12/29/1999	99-26 LEC050739	James A. & L. M. Jones (Non-Homestead)	\$315,300.00	12/16/1999	Board heard case	EMA
				12/28/1999	Staff inspected property - not in compliance	
				07/25/2000	Notice of Lien filed	
				03/23/2001	Reminder letter sent to Respondent	
				07/03/2002	Filed Order Imposing Fine	
					On-Going - Staff working with Respondent's Attorney and Engineer to resolve	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Jones is still the owner of the property	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				08/17/2005	Reminder letter sent to Respondent via certified mail	
				08/27/2005	Certified letter claimed	
				09/20/2005	Staff requested an inspection of referenced property	
				09/21/2005	Staff inspected property - not in compliance	
03/06/2000	00-02	Johnnye J. Williams	\$58,165.00	02/17/2000	Board heard case	Building
	LEC990921	(Homestead)		04/20/2000	Staff inspected property - not in compliance	
				03/23/2001	Reminder letter sent to Respondent	
				05/11/2000	Notice of Lien filed	
				06/07/2002	Filed Order Imposing Fine	
				10/25/2002	Staff inspected property - not in compliance	
				01/15/2003	Reminder letter sent to Respondent	
				11/04/2004	Requested an inspection of the reference property.	
				11/08/2004	In Compliance - Fine unpaid	
				08/09/2005	A search in the Property Appraiser's database shows Ms. Williams is still the owner of the property	
				08/09/2005	Reminder letter sent to Respondent via certified mail	
				08/12/2005	Certified letter claimed	
				09/03/2005	Request for reduction of fines received	
				09/17/2005	Letter to Respondent advising of CEB hearing date. October 20, 2005.	
05/25/2000	00-10	Johnnye J. Williams	\$67,370.00	05/18/2000	Board heard case	Junk
	LEC990923	(Homestead)		07/07/2000	Staff inspected property - not in compliance	
				07/25/2000	Notice of Lien filed	
				06/07/2002	Filed Order Imposing Fine	
				10/25/2002	Staff inspected property - not in compliance	
				01/15/2003	Reminder letter sent to Respondent	
				11/04/2004	Requested an inspection of the referenced property.	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Williams is still the owner of the referenced property	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				08/18/2005	Reminder letter sent to Respondent via certified mail.	
				09/20/2005	Staff requested an inspection on referenced property	
08/25/2000	00-14 LEC000118	Isaac & Gwendolyn Dupree (Non-Homestead)	\$61,840.00	08/17/2000	Board heard case	Junk
				12/01/2000	Staff inspected property - not in compliance	
				12/12/2000	Notice of Lien filed	
				06/07/2002	Filed Order Imposing Fine	
				10/07/2002	Staff inspected property - not in compliance	
				01/15/2003	Reminder letter sent to Respondent	
				02/05/2003	Letters returned unclaimed	
				08/19/2003	Staff conducting diligent search and found the property is no longer homestead property	
					Staff to complete research for possible foreclosure	
				05/07/2004	Staff inspected property - not in compliance	
				05/07/2004	Staff submitted Affidavit of Non-Compliance	
				06/03/2004	First of three reminder letters mailed certified and regular mail to respondents at their respected address	
				06/08/2004	Certified and regular mail returned unclaimed from Gwendolyn Dupree. Checked the Property Appraiser's database new mailing address for Mrs. Dupree (P.O. Box 7521, Talla 32314).	
				06/10/2004	Mrs. Dupree reminder letter was remailed certified and regular mail.	
				06/10/2004	Received green card from Isaac Dupree (signed by a guard at Leon County Jail.)	
				06/17/2004	Checked the Property Appraiser's database-new ownership, Michael Soprano (3084 Beaver Creek Dr., Havana 32333). Showed property was sold on May 21, 2004 (Case #2004 CA 00030)	
				07/26/2004	Mrs. Dupree certified mail returned unclaimed.	
				10/20/2004	Second Notification letter mailed certified and regular mail to respondents at their respective address.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				10/22/2004	Mr. Dupree certified and regular mail returned unclaimed.	
				11/01/2004	Summary of Events prepared.	
				11/15/2004	Mailed notification of cancellation of hearing (11/18/04-cancelled by staff, Hurricane Ivan) certified and regular mail.	
				12/08/2004	Received certified and regular mail unclaimed from Isaac Dupree	
				07/20/2005	New owner notification letter sent to Michael Soprano along w/ copies of Notice of Lien & Order Imposing Fine.	
				09/20/2005	Staff requested an inspection of the referenced property	
03/05/2001	01-005	Bobby J. Chambliss	\$39,615.00	02/15/2001	Board heard case	Junk
	LEC000696	(Non-Homestead)		04/19/2001	Notice of Lien filed	
				06/07/2002	Filed Order Imposing Fine	
				10/07/2002	Staff inspected property - <b>not in compliance</b>	
				11/25/2002	1st Reminder letter sent certified and regular mail.	
				12/19/2002	Certified letter returned unclaimed	
					Staff conducting diligent search	
				05/07/2004	<b>In Compliance. Fine unpaid.</b>	
					Staff submitted Affidavit of Compliance	
				06/03/2004	Mailed first reminder letter by certified and regular mail.	
				06/19/2004	Certified letter returned unclaimed	
				10/20/2004	Second reminder letter mailed certified and regular mail to respondent.	
				10/25/2004	Received signed green card (2nd reminder ltr)	
				11/01/2004	Scheduled for the CEB meeting on 11/18/04 to request for direction to proceed with foreclosure	
				11/15/2004	Mailed certified and regular letter notifying respondent the CEB Mtg for 11/18/04 was cancelled by staff, Hurricane Ivan.	
				12/04/2004	Certified letter returned unclaimed	
				12/06/2004	Received Request for Reduction of Fine letter.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				12/10/2004	Mailed certified and regular letter. Receipt of reduction letter returned for more information.	
				01/03/2005	Certified letter returned unclaimed	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Chambliss is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/01/2005	Certified letter claimed	
				09/12/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Certified letter returned unclaimed	
08/23/2001	01-025 LEC010249	Joseph Ira Eubanks (Non-Homestead)	\$20,855.00	08/16/2001	Board heard case	Junk
				09/25/2001	Staff inspected property - not in compliance	
				10/23/2001	Notice of Lien filed	
				07/03/2002	Filed Order Imposing Fine	
				11/01/2002	Staff inspected property - not in compliance	
				02/14/2003	1st Reminder letter	
				03/28/2003	Received letter from Respondent's attorney to release lien on properties	
				04/04/2003	Certified letter (2/14/03) returned unclaimed	
				04/16/2003	Staff inspected property - not in compliance	
				04/17/2003	Board heard case for Lien Release	
				04/24/2003	Filed Partial Release of Lien	
				05/12/2003	In Compliance. Fine unpaid.	
				05/04/2004	Mr. Eubanks called and stated that he would be coming into the office to get a copy of the file and submit a letter to the Board Administrator for reduction of fine. Staff has not received request.	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Eubanks is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to respondent via certified mail	
				09/02/2005	Certified letter returned unclaimed	
				09/12/2005	Reminder letter sent to respondent via certified mail	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
08/23/2001	01-026 LEC010228	John & Linda Sicsinski (Non-Homestead)	\$7,250.00	08/16/2001 09/05/2001 07/03/2002	Board heard case Notice of Lien filed Filed Order Imposing Fine Staff conducting diligent search	Building
	01-026	John & Linda Sicsinski	\$5,142.20	10/04/2001 12/05/2001	In Compliance. Fine Unpaid. Notice of Lien filed for reimbursement to County sent to Respondent	Abatement
				08/09/2005	A search in the Property Appraiser's database shows Mr. & Mrs. Sicsinski are still the owners of the property.	
				08/09/2005	Reminder letter sent to Respondent via certified mail	
				08/27/2005	Certified letter returned unclaimed	
				09/14/2005	Reminder letter sent to Respondent via certified mail	
09/26/2001	01-029 LEC010341	Ronald Pontones (Homestead)	\$870.00	09/20/2001 12/20/2001	Board heard case In Compliance. Fine Unpaid.	Junk
				12/12/2001	Notice of Lien filed	
				07/03/2002	Filed Order Imposing Fine	
				11/04/2004	Requested an inspection of the referenced property.	
				08/09/2005	A search in the Property Appraiser's database shows Mr. Pontones is still the owner of the property.	
				08/09/2005	Reminder letter sent to Respondent	
				08/27/2005	Certified mail claimed	
				09/14/2005	Reminder letter sent to Respondent via certified mail	
10/23/2001	01-034 LEC010417	Matthew & Harris A. Taylor (Homestead)	\$49,310.00	10/18/2001 12/07/2001 12/13/2001	Board heard case Staff inspected property - not in compliance Notice of Lien filed	Junk
				07/03/2002	Filed Order Imposing Fine	
				01/15/2003	Staff inspected property - not in compliance	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				08/11/2005	A search of the Property Appraiser's database shows Mr. Taylor is still the owner of the referenced property.	
				08/18/2005	Reminder letter sent to Respondent via certified mail	
				09/08/2005	Certified letter returned unclaimed	
				09/20/2005	Staff requested an inspection of referenced property	
10/23/2001	01-038	Joseph Ira Eubanks	\$122,000.00	10/18/2001	Board heard case	Environmental
	LEC010643	(Non-Homestead)		01/03/2002	Staff inspected property - not in compliance	
				01/10/2002	Notice of Lien filed	
				07/03/2002	Filed Order Imposing Fine	
				11/01/2002	Staff inspected property - not in compliance	
				02/14/2003	1st Reminder letter	
				03/28/2003	Received letter from Respondent's attorney to release lien on properties	
				04/04/2003	Certified letter (2/14/03) returned unclaimed	
				04/16/2003	Staff inspected property - not in compliance	
				04/17/2003	Board heard case for Lien Release	
				04/24/2003	Filed Partial Release of Lien	
				04/25/2003	In Compliance. Fine unpaid.	
				05/05/2004	Mr. Eubanks called and stated that he would be coming into the office to get a copy of the file and submit a letter to the Board Administrator for reduction of fine. Staff has not received Request.	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Eubanks is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/02/2005	Certified letter returned unclaimed	
				09/12/2005	Reminder letter sent to Respondent via certified mail	
03/05/2002	02-002	Ulysses Smith	\$44,655.00	02/21/2002	Board heard case	Junk
	LEC000697	(Non-Homestead)		04/12/2002	Staff inspected property - not in compliance	
				04/25/2002	Filed Order Imposing Fine and Notice of Lien	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
					Staff conducting diligent search	
				04/27/2002	Respondent signed certified mail for Order Imposing Fine and Notice of Lien.	
				05/07/2004	Staff inspected property - <b>not in compliance</b> .	
				05/20/2004	Staff submitted Affidavit of Non-Compliance	
					Case was presented to the CEB to start foreclosure procedures.	
				06/03/2004	Mailed first reminder letter by certified and regular mail.	
				06/08/2004	Rec'd regular mail unclaimed-check Property Appraiser's database new mailing address (2348 Eddie Rd).	
				06/10/2004	Mailed first reminder letter by certified and regular mail to new mailing address.	
				06/15/2004	Rec'd signed greencard	
				08/11/2004	Requested CEB compliance inspection.	
				08/27/2004	Staff inspected property- <b>not in compliance</b>	
					Affidavit of Non-Compliance was submitted.	
				10/20/2004	Second reminder letter mailed certified and regular mail to respondent.	
				10/22/2004	Requested CEB compliance inspection. Affidavit of Non-Compliance was submitted.	
				11/15/2004	Mailed notification of cancellation of hearing (11/18/04-cancelled by staff, Hurricane Ivan) certified and regular mail.	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Smith is still the owner of the referenced property	
				08/18/2005	Reminder letter sent to Respondent via certified mail	
				08/22/2005	Certified letter claimed	
				09/20/2005	Staff Requested an inspection of referenced property	
03/05/2002	02-003	Ulysses Smith	\$310,750.00	02/21/2002	Board heard case	Building
	LEC010122	(Non-Homestead)		05/10/2002	Staff inspected property - <b>not in compliance</b>	
				06/07/2002	Filed Order Imposing Fine and Notice of Lien	
					Staff conducting diligent search	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				05/07/2004	Staff inspected property - <b>not in compliance</b> . Staff submitted Affidavit of Non-Compliance.	
				05/20/2004	Case was presented to the CEB to start foreclosure procedures.	
				06/03/2004	Mailed first reminder letter by certified and regular mail.	
				10/20/2004	Second reminder letter mailed certified and regular mail to respondent.	
				10/22/2004	Requested CEB compliance inspection. Affidavit of Non-Compliance was submitted.	
				11/15/2004	Mailed notification of cancellation of hearing (11/18/04-cancelled by staff, Hurricane Ivan) certified and regular mail.	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Smith is still the owner of the referenced property	
				08/18/2005	Remind letter sent to Respondent via certified mail	
				08/22/2005	Certified letter claimed	
				09/20/2005	Staff requested an inspection of referenced property	
04/25/2002	02-013	Eddie M. & Laura Rooks	\$303,500.00	04/18/2002	Board heard case	<b>Building</b>
	LEC010645	(Non-Homestead)		06/28/2002	Staff inspected property - <b>not in compliance</b>	
				07/03/2002	Filed Order Imposing Fine and Notice of Lien	
					Staff conducting diligent search	
				05/07/2004	Staff inspected property - <b>not in compliance</b> .	
					Staff submitted Affidavit of Non-Compliance.	
				05/20/2004	Case was presented to the CEB to start Foreclosure procedures.	
				06/03/2004	Mailed first reminder letters by certified and regular mail.	
				06/14/2004	Received certified (1st reminder letter) mail unclaimed	
				08/11/2004	Requested CEB compliance inspection	
				08/24/2004	Staff inspected property - <b>not in compliance</b> .	
					Staff submitted Affidavit of Non-Compliance.	
				10/20/2004	Second reminder letter mailed certified and regular mail to respondents.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				10/22/2004	Staff inspected property - <b>not in compliance.</b> Staff submitted Affidavit of Non-Compliance.	
				10/25/2004	Received certified and regular mail returned unclaimed	
				11/15/2004	Mailed notification of cancellation of hearing (11/18/04-cancelled by staff, Hurricane Ivan) certified and regular mail.	
				12/08/2004	Received certified and regular mail returned unclaimed	
				08/11/2005	A search of the Property Appraiser's database shows Mr. & Mrs. Rooks are still the owners of the referenced property	
				08/17/2005	Reminder letter sent to Respondent via certified mail. Certified letter was returned unclaimed.	
				09/20/2005	Staff Requested an inspection of referenced property	
07/25/2002	02-019	Rosalynn Bates Allen	\$38,250.00	07/18/2002	Board heard case	Junk
	LEC010811	(Non-Homestead)		08/29/2002	Filed Order Imposing Fine and Notice of Lien	
				08/29/2002	Received summons "Complaint to Foreclose Mortgage"	
				09/15/2002	Respondent filed bankruptcy.	
				08/26/2003	Property still in bankruptcy status.	
				11/04/2004	Checked Property Appraiser's database-new ownership: Ruby K. Kelly, 1324 26th Ave South, St. Petersburg, FL 33705 (property changed ownership on May 11, 2004.	
				08/15/2005	New owner letter sent to Ms. Ruby Kelly along w/ copies of Notice of Lien and Order Imposing Fine	
				08/18/2005	Request for re-inspection	
				08/19/2005	<b>In Compliance. Fine unpaid</b>	
				09/19/2005	Received request for fine reduction from Respondent	
				09/23/2005	Staff replied to Respondents request - more information is needed.	
				09/28/2005	Received additional information for request for fine reduction	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
11/26/2002	02-033 LEC010754	William E. Grimes (Non-Homestead)	\$35,345.00	11/21/2002	Board heard case	Junk
				01/06/2003	Staff inspected property - <b>not in compliance</b>	
				01/09/2003	Filed Order Imposing Fine and Notice of Lien	
				12/02/2004	Requested code compliance inspection	
				12/03/2004	Staff inspected property - <b>not in compliance</b>	
				12/08/2004	Mailed Reminder letter-certified and regular mail	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Grimes is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				08/31/2005	Certified letter claimed	
				09/20/2005	Staff requested an inspection of referenced property	
02/27/2003	03-004 LEC020463	Horace & Alice Pride (Non-Homestead)	\$221,250.00	02/20/2003	Board heard case	Building
				05/02/2003	Staff inspected property - <b>not in compliance</b>	
				05/06/2003	Filed Order Imposing Fine and Notice of Lien	
				06/28/2005	Property changed ownership on June 28, 2005. New owners are James A. Bolling & James A. Bolling, Jr.	
				08/15/2005	New Owner letter sent to Mr. Bolling along w/ copies of the Notice of Lien & Order Imposing Fine	
				08/17/2005	Received a call from Martin Akar stating he bought the property from Mr. Bolling and is in the process of bringing property into compliance (property changed hands on 8/15/2005)	
				08/31/2005	Martin Akar called advising that the house has been demolished and requested the property be inspected. Staff advised Mr. Akar that a demolition permit was required	
				09/16/2005	Demolition permit approved	
				09/20/2005	New Owner letter sent to Mr. Akar along w/ copies of the Notice of Lien & Order Imposing Fine	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				09/20/2005	Inspection of property was requested	
				09/23/2005	Staff inspected property - <b>not in compliance</b>	
04/15/2003	03-005	Michael F. & L. J. McCarty	\$17,250.00	03/20/2003	Board heard case	<b>Building</b>
	LEC020476	(Non-Homestead)		04/29/2003	Staff inspected property - <b>not in compliance</b>	
				05/06/2003	Filed Order Imposing Fine and Notice of Lien	
	03-005	Michael F. & L. J. McCarty	\$2,200.00	07/11/2003	<b>In Compliance. Fine unpaid.</b>	<b>Abatement</b>
				08/02/2003	Notice of Lien filed for reimbursement to County sent to Respondent	
				08/09/2005	A search in the Property Appraiser's database shows Mr. McCarty is still the owner of the property.	
				08/09/2005	Reminder letter sent to Respondent via certified mail	
				09/14/2005	Reminder letter sent to Respondent via certified mail	
04/15/2003	03-006	George W. Frost, Jr. & R. Frost	\$3,270.09	03/20/2003	Board heard case	<b>Building</b>
	LEC020545	(Non-Homestead)		04/29/2003	Staff inspected property - <b>not in compliance</b>	
				05/06/2003	Filed Order Imposing Fine and Notice of Lien	
	03-006	George W. Frost, Jr. & R. Frost	\$2,200.00	07/11/2003	<b>In Compliance. Fine unpaid.</b>	<b>Abatement</b>
				08/02/2003	Notice of Lien filed for reimbursement to County sent to Respondent	
				08/10/2005	Checked the Property Appraiser's database-new ownership. Sabrina Green & Betty G. Brooks (2660 Old Bainbridge Rd #1303, Tallahassee, FL 32303). Property was sold on July 29, 2003	
04/24/2003	03-009	Willie & Karen Hall	\$30,130.00	04/17/2003	Board heard case	<b>Junk</b>
	LEC020672	(Homestead)		06/03/2003	Staff inspected property - <b>not in compliance</b>	
				06/10/2003	Filed Order Imposing Fine and Notice of Lien	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				09/10/2003	Staff inspected property - <b>not in compliance</b>	
				09/11/2003	Mortgage Company Foreclosing on property	
				08/11/2005	A search of the Property Appraiser's database shows Mr. & Mrs. Hall are still the owners of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/02/2005	Certified letter returned unclaimed	
				09/20/2005	Staff requested an inspection of referenced property	
05/23/2003	03-012	Bennie J. & F. E. Eller	\$27,050.00	05/15/2003	Board heard case	Junk
	LEC020403	(Non-Homestead)		08/22/2003	Staff inspected property - <b>not in compliance</b>	
				08/27/2003	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A Search of the Property Appraiser's database shows Bennie J. & F.E. Eller are still the owners of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
09/18/2003	03-023	Michael A. & Maureen Crew	\$24,565.00	09/18/2003	Board heard case	Junk
	LEC020535	(Homestead)		10/31/2003	Staff inspected property - <b>not in compliance</b>	
				11/12/2003	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A search of the Property Appraiser's database shows Mr. & Mrs. Crew are still the owners of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
03/18/2004	03-024	Kenneth T. Bass	\$15,920.00	10/16/2003	Board heard case. Case continued to 01-15-04	Junk
	LEC030214	(Homestead)		01/15/2004	Board continued case to be heard at the March 18, 2004 CEB meeting (90 days compliance-with a 60 day review)	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				06/30/2004	CEB compliance inspection requested	
				07/02/2004	Staff inspected property- <b>not in compliance</b>	
				10/08/2004	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Bass is still the owner of the referenced property	
				08/15/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
03/18/2004	04-002	Helen Ostrowski	123,750.00	03/18/2004	Board heard case	Environmental
	LEC030130	(Non-Homestead)		06/08/2004	CEB compliance inspection requested	
				06/09/2004	Staff inspected property- <b>not in compliance</b>	
				07/08/2004	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Ostrowski is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/07/2005	<b>In Compliance. Fine unpaid.</b>	
				09/26/2005	Received Request for Reduction from Respondent	
03/18/2004	04-004	The Estate of Larry Grantham	\$17,145.00	03/18/2004	Board heard case	Junk
	LEC030558	(Homestead)		06/07/2004	CEB compliance inspection requested	
				06/11/2004	Staff inspected property- <b>not in compliance</b>	
				07/08/2004	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Grantham is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
07/15/2004	04-011	Lonnie E. & Angelique S. Brumley	\$13,995.00	07/15/2004	Board heard case	Junk
	LEC030707	(Homestead)		08/27/2004	CEB compliance inspection requested	
				08/27/2004	Staff inspected property-not in compliance	
				10/08/2004	Filed Order Imposing Fine and Notice of Lien	
				08/11/2005	A search of the Property Appraiser's database shows Mr. & Mrs. Brumby are still the owners of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
07/15/2004	04-009	Anita H. Kirkland	\$12,945.00	07/15/2004	Board heard case	Junk
	LEC020647	(Homestead)		07/29/2004	Filed CEB Order and mailed certified/regular mail to respondent	
				10/08/2004	Filed Order Imposing Fine and Notice of Lien and mailed certified/regular mail to respondent.	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Kirkland is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
08/19/2004	04-014	The Estate of Mildred Roberts c/o Cindy Roberts	\$18.00	08/19/2004	Board heard case	Building
	LEC030503	(Non-Homestead)		09/02/2004	Filed CEB Order and mailed certified/regular mail to respondent	
				09/09/2004	CEB inspection requested-Affidavit of Non-Compliance submitted	
				09/15/2004	Abatement procedures begun-bid quotes request letters sent to five vendors	
				09/24/2004	Received 3 out of 5 bid request	
				09/27/2004	Submitted bid quotes for approval from BCC. Contact made to Group Home for Ms. Roberts. Per Group Home she left without permission whereabouts unknown.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				09/29/2004	Request Talquin Electric check for electric/water services. Ron at Talquin Electric called all utility services have been disconnected.	
				10/08/2004	Filed Order Imposing Fine and Notice of Lien and mailed certified/regular mail to respondent	
				10/22/2004	Posted CEB Order on property for abatement procedures to begin	
				10/27/2004	BCC approved abatement procedure and awarded Florida Developers the bid.	
	04-014	The Estate of Mildred Roberts c/o Cindy Roberts	\$3,914.18	02/25/2005	In Compliance. Fine unpaid.	Abatement
				09/15/2005	Notice of Lien/Order Imposing Fines for abatement filed	
11/18/2004	04-017	Parrie Michelle Powell	\$9,375.00	11/18/2004	Board heard case	Junk
	LEC040198	(Non-Homestead)		12/06/2004	Filed CEB Order and mailed to respondent by certified and regular mail	
				01/18/2005	Received Affidavit of Non-Compliance	
				01/24/2005	Received CEB Order certified mail unclaimed	
				01/24/2005	Filed Order Imposing Fine and Notice of Lien and mailed certified/regular mail to respondent	
				02/17/2005	Certified mail returned unclaimed	
				08/11/2005	A search of the Property Appraiser's database shows Ms. Powell is still the owner of the referenced property	
				08/18/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
12/16/2004	04-022	Gwaun Reed	\$8,570.00	12/16/2004	Board heard case	Junk
	LEC040131	(Homestead)		12/29/2004	Filed CEB Order and mailed to respondent by certified and regular mail	
				01/24/2005	Received certified mail returned unclaimed.	
				01/24/2005	CEB Inspection requested.	

STATUS OF OUTSTANDING CEB FINES  
THROUGH SEPTEMBER 2005

ORDER DATE:	CASE NO.:	OWNER(S) NAME:	FINE AMOUNT:	STATUS DATE:	STATUS:	CODE:
				02/04/2005	Staff inspected property-not in compliance Affidavit of Non-Compliance submitted.	
				02/10/2005	Filed Order Imposing Fine and Notice of Lien and mailed certified/regular mail to respondent	
				08/11/2005	A search of the Property Appraiser's database shows Mr. Reed is still the owner of the referenced property	
				08/16/2005	Reminder letter sent to Respondent via certified mail	
				09/20/2005	Staff requested an inspection of referenced property	
02/08/2005	04-024	Solomon Palmore, E. Brown Palmore, W. Palmore & B. Palmore	\$44,000.00	01/20/2005	Board heard case	Building
	LEC030777	(Homestead)		02/08/2005	Filed CEB Order and mailed to respondent by certified and regular mail	
				02/21/2005	Certified letter claimed	
				06/03/2005	Staff inspected property-not in compliance Affidavit of Non-Compliance submitted.	
				09/16/2005	Filed Order Imposing Fine and Notice of Lien and mailed certified/regular mail to respondent	
06/03/2005	05-003	Malysa Baucum	\$1,010.00	05/19/2005	Board heard case	Junk
	LEC030733	(Non-Homestead)		06/03/2005	Filed CEB Order and mailed to respondent by certified and regular mail	
				06/14/2005	Certified letter claimed	
				09/23/2005	Staff inspected property-not in compliance Affidavit of Non-Compliance submitted.	
06/03/2005	05-004	Timothy Dove & Malysa Baucum	\$1,010.00	05/19/2005	Board heard case	Junk
	LEC030712	(Non-Homestead)		06/03/2005	Filed CEB Order and mailed to respondent by certified and regular mail	
				06/23/2005	Certified letter claimed	
				09/23/2005	Staff inspected property-not in compliance Affidavit of Non-Compliance submitted.	



**Code Enforcement Program**

**Workload Comparison Table for FY00/01 through FY04/05**

	FY00/01	FY01/02	FY02/03	FY03/04	FY04/05	FY00/01 thru FY04/05	% of TOTALS	% of Workload
<b>Building</b>	170 Bldg. 93 Min H. 29 Unsafe 48 Bldg w/o 0	193 Bldg. 42 Min H. 30 Unsafe 42 Bldg w/o 79	152 Bldg. 25 Min H. 14 Unsafe 36 Bldg w/o 77	154 Bldg. 46 Min H. 52 Unsafe 13 Bldg w/o 43	137 Bldg. 6 Min H. 65 Unsafe 23 Bldg w/o 43	806 Bldg. 212 Min H. 190 Unsafe 162 Bldg w/o 242	16%	
<b>Junk &amp; Litter</b>	304	301	330	452	437	1824	36%	
<b>Environmental</b>	162	152	171	123	161	769	15%	
<b>Development Services</b>	53 Home 0 Zoning 53	57 Home 15 Zoning 42	56 Home 11 Zoning 45	51 Home 0 Zoning 51	54 Home 0 Zoning 54	271 Home 26 Zoning 245	5%	
<b>Lot Mowing</b>	N/A	N/A	N/A	107*	92	199	4%	
<b>Filthy Fluids</b>	N/A	N/A	N/A	N/A	2**	2	0%	
<b>Invalid ***</b>	97	47	42	158	134	478	9%	
<b>Referrals</b>	53	128	56	178	341	756	15%	
<b>Complaint Calls</b>	2425	2509	2449	3213	3029	13625	N/A	8% Inc.
<b>NOV and Voluntary Compliance</b>	149	210	208	289	332	1188	N/A	23%
<b>TOTAL ACTIVITY</b>	839	878	807	1223	1358	5105	100%	

\*New Lot Mowing Ordinance effective 5-19-04; \*\* New Filthy Fluid Ordinance effective 10-1-04. New complaint on same property.  
\*\*\*Invalid calls refer to complaints that are received and not considered county code violations.

**Comparison of Code Enforcement process in like-sized Florida County's and the City of Tallahassee**

County	Division/ Department Location	Number of Officers/ Supervisors	Average Number of Calls per year	Complaint Driven -vs- Proactive	Citations	Voluntary Compliance Letters	Voluntary or Mandatory Compliance	Compliance Rate before CEB/Special Master
<b>Leon</b>	Growth Management	1/1	2,075	Complaint Driven	No	Yes	Voluntary	32%
<b>Alachua</b>	Growth Management	4/1	2,063 cases handled	Complaint Driven	Yes	Yes	Voluntary	good
<b>Collier</b>	Community Development	17/2	36,000	Proactive	Yes	No	Voluntary	good
<b>Escambia</b>	Neighborhood & Env. Svs.	16/2	30,000	Compliant Driven	Yes	No	Mandatory	75-80%
<b>Manatee</b>	Public Safety	7/1	11,000	Proactive	Pending	No	Voluntary	95%
<b>Marion</b>	Life Safety Services	16/2	5,983	90% Complaint Driven	Yes	Yes - NOV w/in 24 hours	Reasonable effort and progress	240 cases per year
<b>Sarasota</b>	Planning and Development	14/3	8,402	80% Complaint Driven	No	No	Mandatory	90+ cases
<b>Seminole</b>	Planning and Development	6/1	3,500	Complaint Driven	No	Yes - NOV w/in 24 hours	Voluntary	95%
<b>City of Tallahassee</b>	Neighborhood Community Services	6/1	6,000	Proactive	Yes	Yes - NOV w/in 15 days	Voluntary	94%

COMPARISON OF CODE ENFORCEMENT BOARD ACTIVITY

ACTIVITY	88-89	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05
Breakdown of Cases Heard:																	
EMA Code	44	35	25	13	7	2	7	0	14	5	3	6	4	2	0	1	3
Junk Code	13	7	7	4	3	0	13	8	12	9	9	15	22	18	18	16	13
Zoning	0	0	0	0	0	0	0	2	6	1	6	2	1	0	0	1	0
Building	0	0	0	0	0	0	0	0	1	0	2	1	8	6	3	3	8
Unsafe Building	0	0	0	0	0	0	0	1	0	0	5	1	6	7	7	1	0
Electrical Code	0	0	0	0	0	0	1	0	0	0	0	0	0	3	0	0	0
Minimum Housing	0	0	0	0	0	0	0	7	5	3	0	0	0	0	0	0	0
Mowing																	
Filthy Fluids																	
<b>Total Cases Heard by CEB</b>	<b>57</b>	<b>42</b>	<b>32</b>	<b>17</b>	<b>10</b>	<b>2</b>	<b>21</b>	<b>18</b>	<b>38</b>	<b>18</b>	<b>25</b>	<b>25</b>	<b>41</b>	<b>36</b>	<b>28</b>	<b>22</b>	<b>24</b>
Cases Dismissed	3	0	1	3	1	0	0	0	2	0	2	1	1	2	0	0	1
Cases Withdrawn	N/A	N/A	N/A	N/A	N/A	N/A	1	0									
In Compliance																	
Staff																	
Reconsideration																	
Change of Ownership																	
Deadline not Expired	N/A	N/A	N/A	N/A	3	3	0	0									
Cases Found in Compliance by CEB deadline	N/A	N/A	N/A	N/A	20	14	8	9									
Cases not Found in Compliance by CEB deadline	9	7	10	11	5	4	10	1	11	5	10	5	25	13	11	8	9
Board Assessed Fines	\$76,050	\$123,300	\$320,450	\$233,650	\$457,500	\$387,100	\$248,200	\$344,250	\$38,300	\$1,125,950	\$224,350	\$123,495	\$167,894	\$106,420	\$77,590	\$69,139	\$84,130
Staff Recommended Reductions	\$1,750	\$7,000	\$18,400	\$14,550	\$20,500	\$3,775	\$73,200	\$5,000	\$33,150	\$493,950	\$3,500	\$235	\$4,861	\$0	\$0	\$0	\$0
Board Action-Reductions	\$2,600	\$6,200	\$6,500	\$7,600	\$5,000	\$500	\$9,775	\$1,000	\$2,545	\$18,518	\$4,000	\$0	\$3,200	\$2,742	\$17,270	\$15,500	\$0
Fines Collected**	\$850	\$7,551	\$13,250	\$2,150	\$5,000	\$500	\$375	\$0	\$1,545	\$15,300	\$7,168	\$1,500	\$15,200	\$3,262	\$35,344.91	\$31,586	\$11,230

\*\* Fine Collection is not necessarily collected in the same fiscal year as assessed.