



**CODE ENFORCEMENT  
HEARING**

Tuesday  
March 7, 2017  
2:00 P.M.

**AGENDA**

**I. Call to Order**

The Special Magistrate called the hearing to order.

**II. Administration of Oath, Defendants/Witnesses**

The City Administrator administered the oath to Code Enforcement Officer McGrath and property owner Walter H. Maynard.

**III. Discussion**

**A. Case 07-0001-16**

Walter H. Maynard  
Glenna Lavon Maynard  
200 N US Hwy 1  
Oak Hill FL 32759

The Code enforcement officer read the summary into record:

Walter & Glenna Maynard are the owners of the property located at 200 N US Hwy 1, Oak Hill Florida. It has been found in violation of Sections 14-49 (Storage and maintenance of junk, etc); Section 24-457 B-1 (general commercial classification (d) (2) prohibited junk yards. & Section 24-501 (20) Special exceptions of the City of Oak Hill's Code of Ordinances.

Code Enforcement has been receiving complains about this property for over 14 months. Within that time, I met with Mr. Maynard twice and discussed clean up options, with no success.

On July 6, 2016 Code Enforcement responded to the complaints and issued a Notice of Violation in reference to several junk/dilapidated trailers, vehicles, forklift and miscellaneous debris

throughout the property. The junk is causing a nuisance and devaluating the real estate values of the community.

The Notice of Violation was posted at the property, city hall, and mailed (certified) with a compliance date of September 14, 2016. On August 10, 2016, the certified letter was returned unclaimed. On August 16, 2016, a citation was posted at the property, city hall and mailed (certified). On September 14, 2016, the certified letter was returned unclaimed. As of March 7, 2011, the property is not in compliance.

#### Staff Recommendations:

It is the recommendation of the staff that the Magistrate find Walter & Glenna (Lavon) in violation of Sections 14-49, 24-457 B-1 (d) (2) and 24-501 (20).

#### **B. Case 07-0002-16**

Walter H. Maynard  
Glenna Lavon Maynard  
201 S US Hwy 1  
Oak Hill FL 32759

The Code enforcement officer read the summary into record:  
Walter & Glenna Maynard are the owners of the property located at 201 S US Hwy 1, Oak Hill Florida. It has been found in violation of Sections 14-49 (Storage and maintenance of junk, etc); Section 24-457 B-1 (general commercial classification (d) (2) prohibited junk yards.

Code Enforcement has been receiving complains about this property for over 14 months. Within that time, I met with Mr. Maynard twice and discussed clean up options, with no success.

On July 6, 2016 Code Enforcement responded to the complaints and issued a Notice of Violation in reference to several junk/dilapidated vehicles, semi-trucks, semi-trailers, tires, scrap fencing, debris stored on trailers, vehicle parts and scrap/debris throughout the property. The condition of the property is causing an attractive nuisance to the school children and devaluating the real estate values of the community.

The Notice of Violation was posted at the property, city hall, and mailed (certified) with a compliance date of September 14, 2016. On August 10, 2016, the certified letter was returned unclaimed. On August 16, 2016, a citation was posted at the property, city hall and mailed (certified). On September 14, 2016, the certified letter was returned unclaimed. As of March 7, 2017, the property is not in compliance.

- 11/22/16 Code hearing, Mr. Maynard is to continue to clean and remove junk vehicles from his property and keep a record of his progress.
- 11/23/16 Photographed property.
- 11/28/16 Photographed property.
- 12/1/16 Permit approved to approved to replace hurricane damaged fencing.
- 12/8/16 Blue Semi removed.
- 1/9/17 White Ford Ranger.
- 1/12/17 Photographed property for hearing. Mr. Maynard has begun to fence the entire parcel at 123 E. Church Street and 201 S. US Hwy 1. Permit stated repair hurricane damaged fencing only.
- 1/12/17 Code hearing, discussion in reference to Mr. Maynard did not have approval to fence in 123 E. Church Street and 201 S US Hwy 1.
- 1/12/17 Magistrate also informed Mr. Maynard to be more prepared for the hearings and to have Dennis Fischer issue the required permits for

Mr. Maynard to complete the fence. Mr. Maynard stated at the meeting that he put the fencing up first to screen it from view so it would look better immediately as he continued to clean his parcel.

Hearing postponed, Mr. Maynard is to continue to clean property.

2/21/17 Mr. Maynard was issued a citation/notice to appear.

2/3/17 Yellow/White semi removed from property.

3/7/17 Photographed property.

#### Staff Recommendation:

It is the recommendation of the staff that the magistrate find Walter & Glenna (Lavon) Maynard in violation of Sections 14-49 and 24-457 B-1 (d) (2) asses a fine of \$250.00 per day, per violation for each day the violations existed past April 7, 2017 and that a lien to placed on the property if not satisfied by April 14, 2017.

### C. Case 07-0003-16

Walter H. Maynard  
Glenna Lavon Maynard  
123 E Church Street  
Oak Hill FL 32759

The Code enforcement officer read the summary into record:

Walter & Glenna Maynard are the owners of the property located at 123 E Church Street, Oak Hill Florida. It has been found in violation of Sections 14-49 (Storage and maintenance of junk, etc); Section 24-448 A-1 Agricultural classification is occurring on your property.

Code Enforcement has been receiving complains about this property for over 14 months. Within that time I met with Mr. Maynard twice and discussed clean up options, with no success.

On July 6, 2016 Code Enforcement responded to the complaints and issued a Notice of Violation in reference to several junk/dilapidated vehicles campers, semi-trucks, RV, lawn mowers, bobcat, concrete septic tank and scrap/debris throughout the property. The condition of the property is causing an attractive nuisance to the school children and devaluating the real estate values of the community.

The Notice of Violation was posted at the property, city hall, and mailed (certified) with a compliance date of September 14, 2016. On August 10, 2016, the certified letter was returned unclaimed. On August 16, 2016, a citation was posted at the property, city hall and mailed (certified). On September 14, 2016, the certified letter was returned unclaimed. As of March 7, 2017, the property is not in compliance.

11/22/16 Code hearing, Mr. Maynard is to continue to clean and remove junk vehicles from his property and keep a record of his progress.

11/23/16 Photographed property.

11/28/16 Photographed property.

12/1/16 Permit approved to approved to replace hurricane damaged fencing.

12/8/16 Blue Semi removed.

1/9/17 White Ford Ranger removed.

1/12/17 Photographed property for hearing. Mr. Maynard has begun to fence the entire parcel at 123 E. Church Street and 201 S. US Hwy 1. Permit stated repair hurricane damaged fencing only.

- 1/12/17 Code hearing, discussion in reference to Mr. Maynard did not have approval to fence the entire property in 123 E. Church Street and 200 S US Hwy 1.
- 1/21/17 Mr. Maynard thought he received approval for fencing the entire parcel.

Magistrate also informed Mr. Maynard to be more prepared for the hearings and to have Dennis Fischer issue the required permits for Mr. Maynard to complete the fence.

Mr. Maynard stated at the meeting that he put the fencing up first to screen it the items from view to make it look better immediately and to have more time to remove the items.

Magistrate instructed Mr. Maynard to continue remove vehicles.

- 1/18/17 Blue Semi is back and is parked on the Eastside of 123 E Church Street.
- 1/26/17 Mr. Maynard was issued a tree removal permit (remove 4 rotten oak trees).
- 2/21/17 Mr. Maynard was issued a hearing citation for 3/7/17
- 3/7/17 Photographed property.

#### Staff Recommendation:

It is the recommendation of the staff that the Magistrate find Walter & Glenna (Lavon) Maynard in violation of Sections 14-49 and 24-448 and assess a fine of \$250.00 per day, per violation for each day the violations existed past April 7, 2017 and that a lien to be placed on the property if not satisfied by April 14, 2017.

The Special Magistrate reiterated the importance of documenting everything that the property owner does to improve the property. The Special Magistrate then stated she agrees with the Code Enforcement Officer's recommendations and will issue the order. The Special Magistrate asked for review of the business special exemption on the 200 N US Hwy 1.

Mr. Maynard requested any documents referred too at this hearing.

#### **IV. Adjournment – 3:01PM**

Note: Pursuant to Florida Statue 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, that individual will need a record of proceedings and will need to ensure that a verbatim record of the proceedings is made.