

RONALD BROWN
SPECIAL MAGISTRATE



TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

EDDIE CUTWRIGHT.
COMMUNITY AFFAIRS DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

MINUTES
CITY OF PALATKA
September 17, 2024

1. **CALL TO ORDER** The Proceedings were called to order at 1:30pm. The following are the Minutes of the Proceedings of the hearing held at City Hall, 201 N. 2nd Street, Palatka, Florida 32177 on September 17, 2024.
2. **BRIEFING BY SPECIAL MAGISTRATE** The Magistrate, Mr. Brown advised he was appointed by the City of Palatka to preside over the proceedings today. Any evidence presented must be such that a reasonable conclusion can be drawn to the matter at hand.
3. **SWEARING IN OF CODE COMPLIANCE OFFICERS** The Magistrate administered the oath of officer to the individuals named above. All officers were sworn in under oath.
 - a. Eddie Cutwright
David Green
Christy Lowe
4. **CASES** The following cases on the Agenda were pulled prior to the Magistrate Hearing set for 09/17/2024
Case Case# 2023-212, Case#2024-016, Case#2023-134, Case#2024-014, Case#2024-015
 - a. Cases for 2nd Review
 - a) Case# 2022-005/Officer David Green 804 Olive Street Palatka, Florida 32177
First Hearing: April 19, 2022 @ 1:30 p.m.
Compliance Date: August 17, 2022
- Section 30-213 Owners of vacant, blighted, unsecured or abandoned structures
-Section 30-171 Windows
-Section 30-170 Rear and side walls
-Section 30-169 Building fronts and side abutting streets or public areas.

David Green advised that he post the notice of hearing at the property, City Hall and the Palatka Daily Newspaper and mailed a certified letter through the mail to the property owners. The property owners or Heirs of 804 Olive Street were presented, and Alfreida King was sworn in. Officer Green testified this is a second hearing to place an official lien on the said property. Officer Green presented his testimony and the photographs that he took. Alfreida King also brought her Pastor from her church. He identified himself as James Griffith. Officer Green advised the following violations still exist: Section 30-213 unsecured or abandoned structure, Section 30-171 Windows, Section 30-171 Rear and Side Walls, Section 30-169 Building fronts and side abutting streets or public areas. Officer Green further stated that since the property has not been in compliance, the fines have been running at \$100 a day and the current total is \$76,100.00. Mr. Brown asked why this case took so long to be brought back to the hearing, Mr. Cutwright advised we are finishing up the backlog of cases from the past administration, and now we are following the new administration every three months, bringing cases back if not

in compliance. Ms. King said she has been trying to get help financially to fix her property. The problem is, she has to have the property in her name only and her brother does not want to sign the proper documents so she can get a grant or assistance. Pastor Griffith advised the church is trying to assist her with getting this done. Mr. Brown stated at this time the City of Palatka has produced enough evidence that has been presented to place an official lien on the said property of 804 Olive Street, Palatka, Florida 32177. Mr. Brown advised Ms. King to stay in touch with Officer Green throughout this process.

- b) Case#2022-008/ Officer David Green 705 Olive Street Palatka, Florida 32177
First Hearing April 19, 2022
Compliance Date: July 18, 2022
 - Section 30-213 Owners of vacant, blighted, unsecreud or abandoned structures
 - Section 30-169 Building fronts and sides abutting streets or public areas
 - Section 30-32(a) Prohibited Conditions and Public Nuisances

David Green advised that he post the notice of hearing at the property, City Hall and the Palatka Daily Newspaper and mailed a certified letter through the mail to the property owners. The property located at 705 Olive Street Palatka, Florida 32177 was being brought back for a second hearing to have an official lien placed on the said property. Mr. Brown called for the property owners or any people representing the property owners and no one showed up for this hearing. Mr. Brown discussed different documents showing different owners. Officer Green advised he sent both owners a notice to appear for the hearing to cover all the basis of the postings for the hearing. Officer Green discussed the original violations were as follows: Section 30-213 unsecured or abandoned structure, Section 30-169 Building fronts and sides abutting streets or public areas. Section 30-32(a) prohibited conditions and public nuisances. Officer Green presented photographs from the first hearing and now current photographs of the property is in worse condition and nothing has been corrected from the original hearing and daily fines of \$75.00 a day total \$59,325.00 total fines. Mr. Brown discussed the time delay in getting the property back for the second hearing. Mr. Cutwright stated we are correcting that issue now and finishing up the older cases and bringing everyone back within a three-month period. Mr. Brown stated due process was done by the City of Palatka and found enough evidence was presented to have an official lien placed on the said property.

- c) 705 Olive Street Cases#2022-008
- d) 804 Olive Street Case # 2022-005

5. NEW CASES

- a. Case#2023-207 Officer David Green 814 Carr Street Palatka, Florida 32177
 - Section 30-32(a) Prohibited Conditions and Public Nuisance
 - Description Fencing in Disrepair
 - Section 30-169 Building fronts and sides abutting streets or public areas
 - Description Mold and mildew, rotten and or weakened wood

Case# 2023-307 814 Carr Street Palatka, Florida 32177 is a new case. This is the first Hearing Officer Green advised. Mr. Brown discussed due process and Officer David Green advised that he post the notice of hearing at the property, City Hall and the Palatka Daily Newspaper and mailed a certified letter through the mail to the property owners. The property was not present during this hearing. Officer Green gave testimony and presented photographs of the said property. The violations were as follows: Section 30-169 Rotten and weakened wood, mold and mildew and Section 30-32(A11) Fencing in disrepair. Mr. Brown discussed the rotten and weakened wood at the top of the step and at the end of each wooden rail handle. Mr. Brown stated due process was completed by the City of Palatka and the property owners have 60 days to have the property brought into compliance of a fine of \$25 per violation will begin on December 03, 2024.

- b. Case# 2023-212 / Officer David Green 511 Crill Avenue Palatka, Florida 32177

- Section 30-32(a) Prohibited Conditions and Public Nuisances
- Description Screening in disrepair
- Section 30-169 Building fronts and sides abutting streets or public areas
- Description Rotten and weakened wood
- Section 30-171 Windows
- Description Broken window, deteriorating paint around window seals
- Section 30-169 Building fronts and sides abutting streets or public areas
- Description mold and mildew

This case was pulled prior to the hearing.

- c. Case#2024-016 / Officer Christy Lowe 1311 River Street Palatka, Florida 32177

- Section 30-32(a) Prohibited Condition and Public Nuisances
- Description retaining wall is cracking and leaning towards the sidewalk facing River Street, safety issue

The case was pulled prior to the Hearing.

- d. Case#2023-134 / Officer Christy Lowe 1321 River Street Palatka, Florida 32177

- Section 30-32(a) Prohibited Condition and Public Nuisances
- Description retaining wall is cracking and leaning towards the sidewalk facing River Street, safety issue

This case was pulled prior to the hearing.

- e. Case#2024-014 / Officer Christy Lowe 1303 River Street Palatka, Florida 32177

- Section 30-32(a) Prohibited Condition and Public Nuisances
- Description retaining wall is cracking and leaning towards the sidewalk facing River Street, safety issue

This case was pulled prior to the hearing.

- f. Case#2024-015 / Officer Christy Lowe 1325 River Street Palatka, Florida 32177

- Section 30-32(a) Prohibited Condition and Public Nuisances
- Description retaining wall is cracking and leaning towards the sidewalk facing River Street, safety issue

This case was pulled prior to the hearing.

- g. 814 Carr Street Case# 2023-007