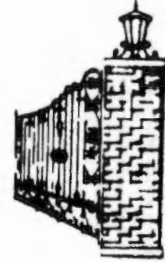


Village of Sea Ranch Lakes

#1 Gatehouse Road
Sea Ranch Lakes, Florida 33308-2906
Phone (954) 943-8860 Fax (954) 943-5808



**Fine Calculations for 21 Seneca Rd. Property Maintenance code compliance
lien:**

Non-compliance date: May 24, 2018

Compliance date: August 25, 2021

Total days @ \$250 per day: 1,188

Lien fees due: \$297,000

Fees due the Village for property maintenance: \$3,395.00

**VILLAGE OF SEA RANCH LAKES, FL
CODE ENFORCEMENT DIVISION
1 GATEHOUSE ROAD
SEA RANCH LAKES, FLORIDA 33308**

CODE ENFORCEMENT SPECIAL MAGISTRATE

**VILLAGE OF SEA RANCH LAKES
STATE OF FLORIDA**

IN THE MATTER OF:

Case No. 17-11-01

**ORDER OF
LIEN**

IN THE MATTER OF:

Eric and Tammy Willner
21 Seneca Road, Sea Ranch Lakes, FL 33308
P.O. Box 273730 Boca Raton, FL 33427

On May 17, 2018, the Special Magistrate found you in violation of Village Code Sec.: Code of Ordinances: 5.04.02 Property Maintenance, the property listed herein. At that time, you were given until May 24, 2018, to comply and a fine of \$250.00 per day should you fail to comply by that date.

At the Special Magistrate hearing on June 21, 2018, the Code Enforcement Officer testified under oath that the required corrective action had not been taken by the compliance date. It is hereby ordered that a fine of \$250.00 per day be imposed against the property more particular described below from the compliance date and each day until complied.

IT IS THE RESPONSIBILITY OF THE RESPONDENT TO ADVISE THE CODE COMPLIANCE OFFICER AND THE VILLAGE OF SEA RANCH LAKES THAT THE VIOLATION HAS BEEN CORRECTED.

(Remainder Intentionally Left Blank)

Order of Lien
21 Seneca Road
P. 2 of 2

A certified copy of this order imposing a fine shall be recorded in the Public Records of Broward County, Florida and thereafter shall constitute a lien against the following property upon which violation exists, and upon any other real or personal property owned by the Respondent.

Legal Description: SEA RANCH LAKES 40-29 B LOT 11 BLK E
Folio No.: 4943-07-03-1130
Street Address: 21 Seneca Road, Sea Ranch Lakes, FL

Dated at Village of Sea Ranch Lakes, Broward County, Florida on June 26, 20 18.

ATTEST: Starr Patton
VILLAGE CLERK

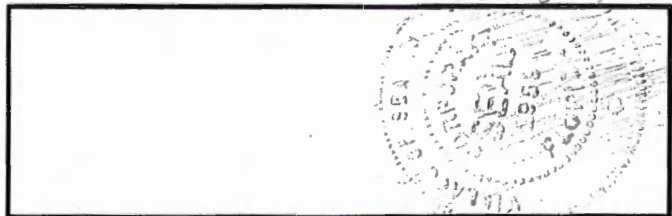
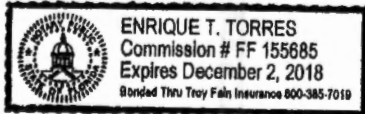
By: [Signature]
SPECIAL MAGISTRATE

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26 day of June, 2018, by John Herin as Special Magistrate for the Village of Sea Ranch Lakes, and by Starr Patton as Town Clerk for the Village of Sea Ranch Lakes.

[Signature]
NOTARY PUBLIC

Personally Known OR
 Produced Identification
Type of Identification Produced



CERTIFICATION OF THE VILLAGE CLERK

**VILLAGE OF SEA RANCH LAKES, FL
CODE ENFORCEMENT DIVISION
1 GATEHOUSE ROAD
SEA RANCH LAKES, FLORIDA 33308**

**CODE ENFORCEMENT SPECIAL MASTER
VILLAGE OF SEA RANCH LAKES
STATE OF FLORIDA**

IN THE MATTER OF:

Case No. 17-11-01

**Eric and Tammy Wilner
21 Seneca Road, Sea Ranch Lakes, FL 33308
P.O. Box 273730 Boca Raton, FL 33427-3730**

ORDER OF ENFORCEMENT

This case having come before the Code Enforcement Special Master of the Village of Sea Ranch Lakes, Florida, on this **May 17, 2018** on a violation hearing, and the Special Master having heard the testimony of the respective parties present and the evidence presented, does hereby make the following findings of fact, conclusions of law and imposes the following fine:

1. FINDING OF FACT:

- a. That the violator was properly served with notice of these proceedings as required by law.
- b. That the real property upon which the violation occurred is legally described as:

SEA RANCH LAKES 40-29 B LOT 11 BLK E, Folio No. 4943-07-03-1130

a/k/a 21 Seneca Road, Sea Ranch Lakes, Florida

2. CONCLUSION OF LAW:

- a. Based on the evidence and testimony presented, the violator identified above did violate Section(s) of the Code of Ordinances of the Village of Sea Ranch Lakes by virtue of the facts set forth above:

5.04.02 - Property Maintenance

A (1) Existence of weeds, trash and vegetation upon lands prohibited

F (1) & (2) Exterior shall be maintained – garden wall, residence and roof require painting .

F (5) Landscaping shall be maintained – sodded and landscaped areas not maintained in a healthy live condition

- b. That the Special Master of the Village of Sea Ranch Lakes has determined that this Order of Enforcement is hereby warranted.

3. IMPOSITION OF FINE:

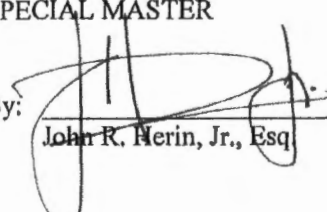
The Special Master has considered the gravity of the violation(s), any actions taken by the violator to correct the violation(s), and any previous violations committed by the violator, and has determined that the aforementioned violation(s) occurred, and should it/they continue after **May 24, 2018**, a fine of **\$250 per day** is hereby imposed in addition to the Village's costs.

If the property is not brought into compliance by **May 24, 2018**, a certification hearing will be held on **June 21, 2018** at 5:30 pm at Village Hall, 1 Gatehouse Road, Sea Ranch Lakes, Florida 33308 at which time the Special Master will certify noncompliance and the amount of the accrued fine, and enter an Order Imposing Penalty/Lien. **The violator is also ordered to contact the Village of Sea Ranch Lakes Code Enforcement Department to re-inspect the property to verify compliance. In addition, should the property come into compliance after the date specified above and within 45 days from the date above, the property owner may request, in writing, a hearing for a fine reduction.**

DONE AND ORDERED at SEA RANCH LAKES, FL, BROWARD COUNTY, FLORIDA, this **Thursday, May 17, 2018**.

SPECIAL MASTER

By:



John R. Herin, Jr., Esq

Certificate of Service

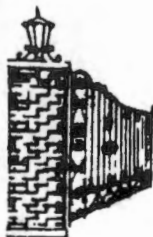
I **HEREBY CERTIFY** that a copy of the foregoing order was mailed to the violator at the address stated above on this 21 day of May 2018.



Recording Secretary

21 Seneca Rd. Expenses Paid by Village to
maintain Property

Date	Contractor	Work performed	Cost	date of payment	
10/19/2018	Ranney's Landscape	Clean up property cut	\$ 350.00	11/2/2018	
11/21/2018	Ranney's Landscape	Mow & blow	\$ 105.00	12/4/2018	
12/31/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	1/2/2019	
1/31/2019	Ranney's Landscape	Mow & blow	\$ 105.00	2/12/2019	
2/26/2019	Ranney's Landscape	Mow & blow	\$ 105.00	2/26/2019	
3/31/2019	Ranney's Landscape	Mow & blow	\$ 105.00	4/2/2019	
4/8/2019	Destination Pools	Pool Chems Dec. throu	\$ 260.00	4/9/2019	
4/30/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	5/6/2019	
6/3/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	6/11/2019	
Jul-19	Ranney's Landscape	Mow & Blow	\$ 105.00		
8/6/2019	Ranney's Landscape	Mow & Blow	\$ 105.00	8/6/2019	
8/6/2019	Destination Pools	Pool Chems June & Jul	\$ 170.00	8/6/2019	
9/10/2019	Ranney's Landscape	Mow & blow	\$ 105.00	9/10/2019	
10/24/2019	Sandollar	White fly/black olive	\$ 210.00	10/24/2019	
10/29/2019	Ranney's Landscape	Mow & blow	\$ 105.00	10/29/2019	
11/1/2019	Ranney's Landscape	Mow & blow	\$ 105.00	11/1/2019	
11/5/2019	Destination Pools	Pool Chems	\$ 170.00	11/5/2019	
12/3/2019	Ranney's Landscape	Mow & blow	\$ 105.00	12/3/2019	
1/7/2020	Ranney's Landscape	Mow & blow	\$ 105.00	1/7/2020	
2/4/2020	Ranney's Landscape	Mow & blow	\$ 105.00	2/4/2020	
2/5/2020	Destination Pools	Pool Chems	\$ 170.00	2/5/2020	
3/3/2020	Ranney's Landscape	Mow & blow	\$ 105.00	3/3/2020	
4/6/2020	Destination Pools	Pool Chems	\$ 170.00	4/6/2020	
4/6/2020	Ranney's Landscape	Mow & blow	\$ 105.00	4/6/2020	
4/20/2020	Rebel Exterminators	Rat traps	\$ 110.00	4/20/2020	
					Subtotal to 4/20/20 \$3,395.00



Village of Sea Ranch Lakes

#1 Gatehouse Road
Sea Ranch Lakes, Florida 33308-2906
Phone (954) 943-8860 Fax (954) 943-5808



SPECIAL MAGISTRATE NOTICE TO APPEAR

IN THE MATTER OF:

CASE NBR: 17-11-01

**ERIC & TAMMY WILLNER
21 SENECA RD
SEA RANCH LAKES, FL 33308**

The Village of Sea Ranch Lakes (Village) has previously notified you of an alleged violation of the Village of Sea Ranch Lakes Code of Ordinances. The Village contends that the following violation(s) continue to exist:

Code of Ordinances: 5.04.02 - Property Maintenance /

The brief legal description of the real property upon which this violation occurred is:

21 Seneca Rd., Sea Ranch Lakes, Florida. Rd.: FOLIO #: 4943 07 03 1130 LOT 11 BLK E

Accordingly, the Code Enforcement Special Master has set this matter for hearing on **Tuesday the 28th of November, 2017 at 5:00 p.m.** at Village Hall, 1 Gatehouse Road, Sea Ranch Lakes, Florida 33308.

YOU ARE REQUESTED to appear before the Special Master at that time to answer and defend the allegations that you have violated the above cited provisions of the Code Enforcement Division.

If the Special Master finds that you have committed a violation an administrative fee of \$150 will be assessed and he may order immediate compliance with the Code and provide in the order, that failure to comply with the order within a period of time set forth therein, that a fine NOT TO EXCEED \$250.00 per day, per violation be imposed for the period of non-compliance. If you wish to enter into a stipulated agreement in lieu of attending the hearing, please contact the Code Compliance Officer listed on the second page of this notice.

If a person decides to appeal any decision made at the above Village meeting with respect to any matter considered at such meeting, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested parties are invited to attend.

Please be advised that the procedures of the Special Magistrate are governed by the Code of Ordinances of the Village of Sea Ranch Lakes, Florida. Copies of the Ordinances may be obtained at the office of the Village Clerk. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

CODE ENFORCEMENT SPECIAL MASTER: *John R. Herin, Jr*

BY: _____
Village Clerk

"Hearing impaired or non-English speaking individuals may request a language or sign language interpreter at least two working days prior to this meeting. Please contact the Village Clerk's office at (954) 943-8862 if you are interested."

CERTIFICATE OF SERVICE

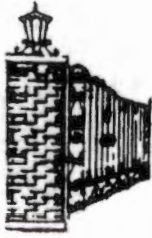
I HEREBY CERTIFY that a copy of this Special Master Hearing was mailed/delivered to the above named alleged violator at the address stated below, this _____. If you have any questions concerning this notice, please contact the Village Clerk at the Village of Hillsboro Beach (954) 943-8862.

BY _____

Certified letter No.:

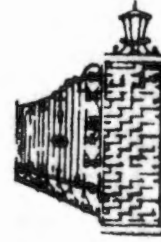
cc:

[Name and address of Resident]



Village of Sea Ranch Lakes

#1 Gatehouse Road
Sea Ranch Lakes, Florida 33308-2906
Phone (954) 943-8860 Fax (954) 943-5808



SPECIAL MAGISTRATE NOTICE TO APPEAR

IN THE MATTER OF:

CASE NBR: 17-11-01

**ERIC & TAMMY WILLNER
21 SENECA RD
SEA RANCH LAKES, FL 33308**

The Village of Sea Ranch Lakes (Village) has previously notified you of an alleged violation of the Village of Sea Ranch Lakes Code of Ordinances. The Village contends that the following violation(s) continue to exist:

Code of Ordinances: 5.04.02 - Property Maintenance /

The brief legal description of the real property upon which this violation occurred is:

21 Seneca Rd., Sea Ranch Lakes, Florida. Rd.: FOLIO #: 4943 07 03 1130 LOT 11 BLK E

Accordingly, the Code Enforcement Special Master has set this matter for hearing on **THURSDAY, FEBRUARY 15, 2018 at 5:30 p.m.** at Village Hall, 1 Gatehouse Road, Sea Ranch Lakes, Florida 33308.

YOU ARE REQUESTED to appear before the Special Master at that time for a hearing to impose fines.

If the Special Master finds that you have committed a violation an administrative fee of \$150 will be assessed and he may order immediate compliance with the Code and provide in the order, that failure to comply with the order within a period of time set forth therein, that a fine NOT TO EXCEED \$250.00 per day, per violation be imposed for the period of non-compliance. If you wish to enter into a stipulated agreement in lieu of attending the hearing, please contact the Code Compliance Officer listed on the second page of this notice.

If a person decides to appeal any decision made at the above Village meeting with respect to any matter considered at such meeting, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All interested parties are invited to attend.

Please be advised that the procedures of the Special Magistrate are governed by the Code of Ordinances of the Village of Sea Ranch Lakes, Florida. Copies of the Ordinances may be obtained at the office of the Village Clerk. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

CODE ENFORCEMENT SPECIAL MASTER: John R. Herin, Jr

BY: Stan P. Pichon
Village Clerk

Re: 21 Seneca Rd., Sea Ranch Lakes, Florida. Rd.: FOLIO #: 4943 07 03 1130 LOT 11 BLK E

"Hearing impaired or non-English speaking individuals may request a language or sign language interpreter at least two working days prior to this meeting. Please contact the Village Clerk's office at (954) 943-8862 if you are interested."

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Special Master Hearing was mailed/delivered to the above named alleged violator at the address stated below, this 1/31/2018. If you have any questions concerning this notice, please contact the Village Clerk at the Village of Sea Ranch Lakes (954) 943-8862.

BY Stan Paton

Certified letter No.:

cc: 70171000 0000 8638 3857

[Name and address of Resident]

posted on property 1/31/2018

• **5.04.02 - Property Maintenance.**

Existence of Weeds, Trash, and Vegetation Upon Lands Prohibited.

1.

The existence of weeds, dead or living plant life, undergrowth, brush, trash, filth, garbage or other refuse on any lot, tract or parcel of land in the Village, whether improved or unimproved, which has caused the *property* to become, or which may reasonably cause the *property* to become infested or inhabited by rodents, snakes, vermin or wild animals, or may furnish a breeding place for mosquitoes or threatens the public health, safety or welfare, or may reasonably cause disease, or adversely affects and impairs the economic welfare of other *property*, is declared to constitute a public nuisance and is prohibited. Every owner of real *property* in the Village has a duty to keep his/her *property* free of any nuisance at his expense.

D.

Yards and Landscape Areas.

1.

Any portion of a lot not covered by a residence, building or structure or otherwise devoted to parking, service drive or walkway shall be sodded with a healthy grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.

F.

Property Maintenance—Single-family residential. The owner and/or operator of any single-family residential *property* within the corporate limits of the Village of Sea Ranch Lakes shall comply with the following minimum *property maintenance* standards:

(1)

The exterior of all fences, garden walls, and similar enclosures, where exposed to the public view, shall be maintained in good condition and shall not show evidence of deterioration, ripping, tearing, or other holes or breaks. Painted or stained surfaces shall be free of peeling paint mold or mildew, void of any evidence of deterioration.

(2)

All surfaces, including roofs, requiring painting or which are otherwise protected from the elements shall be kept painted or protected. All surfaces including roofs, shall be maintained free of mold, mildew, rust stains, loose tiles or other surfacing material, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate *maintenance*.

(5)

All landscaping, including without limitation, trees, shrubs, lawns, flower beds, walkways and ground elevations shall be maintained in a neat, orderly and attractive manner, including necessary irrigation, consistent with the general appearance of developed portions of the village. Trees and shrubs shall be regularly pruned and not to be allowed to become overgrown. Lawns shall be mowed on a regular basis as necessary by the conditions. Grass shall not be permitted to grow to a height exceeding six inches from the ground. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any part of the *property* and no refuse pile or unsightly objects shall be allowed to be placed or allowed to remain on any *property*. Dead and/or diseased plant material shall be removed and replaced with a suitable planting in a prompt manner. No vegetation shall be permitted to extend into roads located in the Village, except for tree canopies, which canopies must maintain height clearance for vehicular, pedestrian and bicycle traffic.

(7)

The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, rust, ripping, tearing or other holes or breaks. All screened enclosures shall contain screens, which are properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco or other conditions reflective of deterioration of inadequate *maintenance*.

No condition shall exist which would adversely affect the aesthetic appearance and beauty of the Village or which could negatively affect values of other *properties* in the Village.

(12)

Any *property* owner submitting an application for a building permit for new construction or remodeling or renovating an existing structure having a fair market value of twenty-five (25%) or more, shall file a landscape plan with the application. The Village Council shall review the landscape plan for purposes of insuring that the character and nature of the plant species depicted on the plan are harmonious with the character and aesthetics standards of the Village and in compliance with the code of ordinances for the Village.

- **ARTICLE XII. - MAINTENANCE OF PROPERTY /12.00.00. -**
GENERALLYError! Hyperlink reference not valid.**Error! Hyperlink reference not valid.** following words and phrases shall have the following meaning:

Accumulation means any one or more articles of litter.

Discolored means the present wall surface, including perimeter walls and fences, or roof color is different, bleached, faded, soiled, stained or streaked from that of the original wall surface or roof, due to weather, fading or vandalism.

Garbage means all waste and accumulation of animal, fruit, or vegetable matter that attends or results from the preparation, use, handling, cooking, serving or storage of meats, fish, fowl, fruit, vegetable, putrefaction, and the generation of noxious and offensive gases and odors, or which may serve as breeding or feeding materials for flies and/or other germ-carrying insects.

Good condition means the building feature is performing according to its originally intended function.

Good repair means that any repair made to the *property* feature is consistent with, and ensures, the feature's originally intended function and that the repair was executed in a workmanlike manner.

Good evening, your honor.

Code Enforcement Officer Ingrid Gottlieb for Sea Ranch Lakes

Presenting Case # 17-11-01 at 21 Seneca Rd. *Owner is Eric & Tammy Willner*

Service was obtained by certified mail mailed 11/14/17, and posting on the property 11/14/17.

The violation on the property is 5.04.02:

There is overgrowth and debris on the property. The roof is dirty and stained. There are areas of peeling, dirty, and missing paint on the structure and walls. The landscaping is not being maintained. There are areas of dead and missing grass.

The property owner was first notified of the violation in March of 2013, and has failed to come into compliance.

The Village is requesting 28 days for compliance, or a fine of \$250 per day thereafter.

Swearing in Witnesses for Administrative Hearings

Did you know that Florida Notaries are able to swear in witnesses for Administrative Hearings? Under the "Uniform Rules of Procedure" information of the Florida Administrative Procedures Act, Chapter 120, Florida Statutes, a notary public is able to assist with administering an oath and confirming the identity of a witness for testimonies taken by telephone

28-106.213 Evidence.

(5) (b) For any testimony taken by telephone, a notary public must be physically present with the witness to administer the oath. The notary public shall provide a written certification to be filed with the presiding officer confirming the identity of the witness, and confirming the affirmation or oath by the witness. It shall be the responsibility of the party calling the witness to secure the services of a notary public.

When swearing in a witness for said testimony, you must use an oath or affirmation as stated below.

Section 90.605, Florida Statutes (2013)

Oath or affirmation of witness –

(1) Before testifying, each witness shall declare that he or she will testify truthfully, by taking an oath or affirmation in substantially the following form: "Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?"

Other practical tips (*this is not legal advice*) for a notary who may be swearing in a party for the purposes of an administrative hearing are:

(1) Always have your notary number, including the expiration date with you in the event that an Administrative Law Judge requests the information

(2) Always make sure the witness has identification if they are not personally known to you

(3) Administer the oath in substantial compliance with the statute... sometimes a notary might say "testimony" rather than "evidence."

(4) Often times the notary is relinquished after the parties are sworn in at the hearing. But, it is generally a good idea to confirm with the judge, hearing officer or attorney that you are released from the hearing.

OATH: "Do you solemnly state that the evidence you shall give in this issue (or matter) shall be the truth, the whole truth, and nothing but the truth, so help you God?"

AFFIRMATION: "Do you solemnly state, under penalty of perjury, that the evidence that you shall give in this issue (or matter) shall be the truth, the whole truth, and nothing but the truth?" (CCP 2094[a]).



MARTY KIAR
BR **WARD**
 COUNTY
 PROPERTY APPRAISER

Site Address	21 SENECA ROAD, SEA RANCH LAKES FL 33308-2325	ID #	4943 07 03 1130
Property Owner	WILLNER, ERIC A & TAMMY L	Millage	1611
Mailing Address	PO BOX 273730 BOCA RATON FL 33427-3730	Use	01

Abbreviated Legal Description	SEA RANCH LAKES 40-29 B LOT 11 BLK E
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$392,300	\$960,920	\$1,353,220	\$907,290	
2017	\$392,300	\$960,920	\$1,353,220	\$907,290	\$18,914.92
2016	\$392,300	\$951,850	\$1,344,150	\$888,630	\$18,923.08

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,353,220	\$1,353,220	\$1,353,220	\$1,353,220
Portability	0	0	0	0
Assessed/SOH 08	\$907,290	\$907,290	\$907,290	\$907,290
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$857,290	\$882,290	\$857,290	\$857,290

Sales History			
Date	Type	Price	Book/Page or CIN
6/18/2007	WD-Q	\$1,700,000	44238 / 521
6/1/1986	WD	\$730,500	13484 / 644
6/1/1981	WD	\$515,000	
5/1/1978	WD	\$290,000	
3/1/1969	WD	\$125,000	

Land Calculations		
Price	Factor	Type
\$25.00	15,692	SF
Adj. Bldg. S.F. (Card, Sketch)		5041
Units/Beds/Baths		1/5/4.5
Eff./Act. Year Built: 1980/1967		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc



**SEA RANCH LAKES
CODE ENFORCEMENT**

CONFIRMATION OF PERSONAL SERVICE REPORT

TO: INGRID GOTTLIEB, VILLAGE CODE ENFORCEMENT OFFICER

FROM: **OFFICER MICHAEL BRAUN** ID: 1003

DATE: 11-14-2017

REPORTING OFFICER CONFIRMS PERSONAL SERVICE/POSTING OF THE CODE ENFORCEMENT VIOLATION **NOTICE OF HEARING** :

LOCATED AT: **21 SENECA RD . , SEA RANCH LAKES, FLORIDA 33308**

DELIVER ON: 11-14-2017 @ (TIME) 4:18 pm

BY: *m j Braun*

Officer Signature-Affirming Posting of Notice

cc: STARR PATON, CLERK OF THE VILLAGE
FLOYD KELLY, CHIEF BUILDING OFFICIAL

RE: 21 Seneca Rd., Sea Ranch Lakes, Florida. Rd.: FOLIO #: 4943 07 03 1130 LOT 11 BLK E

"Hearing impaired or non-English speaking individuals may request a language or sign language interpreter at least two working days prior to this meeting. Please contact the Village Clerk's office at (954) 943-8862 if you are interested."

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Special Master Hearing was mailed/delivered to the above named alleged violator at the address stated below, this 11/14/2017. If you have any questions concerning this notice, please contact the Village Clerk at the Village of Sea Ranch Lakes (954) 943-8862.

BY Steve Paton

Certified letter No.: 7016 2710 0000 9498 9391
cc: Eric Willner
P.O. Box 213730
[Name and address of Resident] Boca Raton FL 33427-3730

7016 2710 0000 9498 9377
Eric Willner
21 Seneca Rd.
Sea Ranch Lakes, FL 33308

7016 2710 0000 9498 9384
Tammy Willner
21 Seneca Rd.
Sea Ranch Lakes, FL 33308

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

FOR OFFICIAL USE

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To Tammy Willner
Street and Apt. No., or PO Box No. 21 Seneca Rd
City, State, ZIP+4® Sea Ranch Lakes FL 33308

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for instructions

F.

Property Maintenance—Single-family residential. The owner and/or operator of any single-family residential *property* within the corporate limits of the Village of Sea Ranch Lakes shall comply with the following minimum *property maintenance* standards:

(1)

The exterior of all fences, garden walls, and similar enclosures, where exposed to the public view, shall be maintained in good condition and shall not show evidence of deterioration, ripping, tearing, or other holes or breaks. Painted or stained surfaces shall be free of peeling paint mold or mildew, void of any evidence of deterioration.

(2)

All surfaces, including roofs, requiring painting or which are otherwise protected from the elements shall be kept painted or protected. All surfaces including roofs, shall be maintained free of mold, mildew, rust stains, loose tiles or other surfacing material, crumbling stone, brick or stucco, or other conditions reflective of deterioration or inadequate *maintenance*.

(3)

No structure of a temporary character, trailer, tent, shack, garage, or other outbuilding shall be permitted on any *property* or used on any *property* at any time as a residence, either temporary or permanently.

(4)

No obstruction to visibility at street intersections or access easement intersections, or obstruction to traffic control devices, either in the form of landscaping or shrubbery or fence or other structure, shall be permitted at any time.

(5)

All landscaping, including without limitation, trees, shrubs, lawns, flower beds, walkways and ground elevations shall be maintained in a neat, orderly and attractive manner, including necessary irrigation, consistent with the general appearance of developed portions of the village. Trees and shrubs shall be regularly pruned and not to be allowed to become overgrown. Lawns shall be mowed on a regular basis as necessary by the conditions. Grass shall not be permitted to grow to a height exceeding six inches from the ground. No weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any part of the *property* and no refuse pile or unsightly objects shall be allowed to be placed or allowed to remain on any *property*. Dead and/or diseased plant material shall be removed and replaced with a suitable planting in a prompt manner. No vegetation shall be permitted to extend into roads located in the Village, except for tree canopies, which canopies must maintain height clearance for vehicular, pedestrian and bicycle traffic.

(6)

No stagnant water shall be permitted to accumulate which would provide a nesting, breeding or feeding area for sand flies, mosquitoes or other insects.

(7)

The exterior of all premises and every structure thereon, including all parts of the structure and appurtenance where exposed to public view, shall be maintained in good condition and shall not show evidence of deterioration, weathering, discoloration, rust, ripping, tearing or other holes or breaks. All screened enclosures shall contain screens, which are properly fitted and maintained. All other surfaces shall be maintained free of broken glass, crumbling stone, brick or stucco or other conditions reflective of deterioration of inadequate *maintenance*.



Village of Sea Ranch Lakes

#1 Gatehouse Road
Sea Ranch Lakes, Florida 33308-2906
Phone (954) 943-8860 Fax (954) 943-5808



Special Magistrate Hearing

AGENDA

November 28, 2017

Village Hall

5:00 p.m.

I New Business:

- a. Consideration of violation of section 5.04.02 property maintenance code for:
Eric A. & Tammy L. Willner, 21 Seneca Rd., Sea Ranch Lakes, FL 33308

- b. Consideration of violation of section 5.04.02 property maintenance code for
DPP 32 LLC, 19 Minnetonka Rd., Sea Ranch Lakes, FL 33308

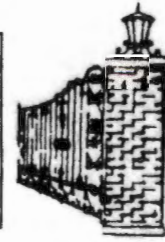
NOTE: IF A PERSON, FIRM OR CORPORATION DECIDES TO APPEAL ANY DECISION MADE BY THE ABOVE VILLAGE COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, THEY WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE IF ANY, UPON WHICH THE APPEAL IS TO BE BASED, PURSUANT TO SECTION 286.0105, A FLORIDA STATUTE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION OR AN INTERPRETER TO PARTICIPATE IN THE PROCEEDING SHOULD CONTACT THE VILLAGE CLERK'S OFFICE AT 954 943-8862 AT LEAST SEVEN (7) DAYS PRIOR TO THE DATE OF THE HEARING.

We welcome all residents at the Special Magistrate hearings



**VILLAGE OF SEA RANCH LAKES
CODE ENFORCEMENT DIVISION
One Gatehouse Road
Sea Ranch Lakes, FL 33308**



NOTICE OF VIOLATION

DATE: 03-08-2013

**VIA CERTIFIED MAIL
ERIC & TAMMY WILLNER
21 SENECA RD
SEA RANCH LAKES, FL 33308**

**FOLIO #: 4943 07 03 1130
LOT 11 BLK E**

YOU ARE HEREBY advisee that an inspection on _____revealed that your property located at 21 seneca rd. in the village of sea ranch lakes has upon inspection been deemed to be in violation of the referenced section(s) of the Village Code of Ordinances.

The violations are itemized and attached to this letter.

Therefore, you are hereby advised that if the violation(s) is not remedied and discontinued within FIFTEEN (15) days from date of receipt of this notice, this department will have no alternative but to refer this matter to the Code Enforcement Board for legal action. Florida State Statute Section 162 provides the Board the authority to levy fines of up to \$250.00 per day per violation.

When the property comes into compliance, or if you have any questions regarding this notice, please contact me at the following number between the hours of 8:00 a.m. and 5:00 p.m.:
(954) 943-8862

Sincerely,

FLOYD KELLY

VILLAGE CODE ENFORCEMENT OFFICER

cc: *DENISE BRYAN- MAYOR*
STARR PATRON - VILLAGE CLERK

Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33308

RETURN RECEIPT
REQUESTED

FL

14

NOV 14 2017

FL



1000

33308

U.S. POSTAGE
PAID
FORT LAUDERDALE, FL
33348
NOV 14, 17
AMOUNT
\$6.59
R2304M116039-10

8-20

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



7016 2710 0000 9498 9384

Tammy Willner
21 Seneca Rd.
Sea Ranch Lakes FL 33308

331 NFE 1 71710011/15/17
NOTIFY SENDER OF NEW ADDRESS
WILLNER, TAMMY
6347 BAY CLUB DR APT 3
FT LAUDERDALE FL 33308-1648

93141700783095930

UNC

33308 33308 2586

BC: 33308164803 *2606-05162-14-47



Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33308

2

TURN RECEIPT
REQUESTED



U.S. POSTAGE
PAID
FORT LAUDERDALE, FL
33348
NOV 14, 17
AMOUNT
\$6.59
R2304M118038-10

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7016 2710 0000 9498 9377

~~Eric Willner
21 Seneca Rd.
Sea Ranch Lakes FL 33308~~

NIXIE 331 DE 1 0012/16/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33308290601 *2006-04710-14-46

RTS
(unclaimed) 11/18
27
12/2
9400971687350280
33308 33353
33308290606

Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33308

8

TURN RECEIPT
REQUESTED



U.S. POSTAGE
PAID
FORT LAUDERDALE, FL
33348
NOV 14, 17
AMOUNT
\$6.59
R2304M118038-10

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7016 2710 0000 9498 9391

~~Eric Willner
P.O. Box 273730
Boca Raton, FL 33427-3730~~

NIXIE 331 FE 1 0012/08/17

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 33308290601 *2106-02859-14-46

11/16
27-12/2

33427-3730 UZF
333082906

RTS

7017 1000 0000 8638 3857

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Domestic Mail Only

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$4.70

02c4
 FT. LAUDERDALE, FL
 JAN 31 2018
 Postmark Here
 01/31/2018

Sent To Tammy Willner / Eric Willner
 Street and Apt. No., or PO Box No. 21 Seneca Rd
 City, State, ZIP+4® Sea Ranch Lakes FL 33308