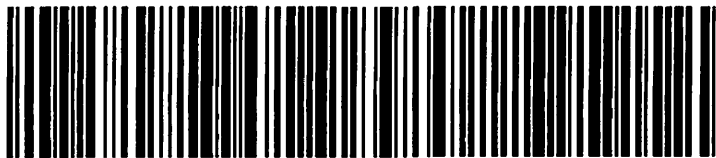


City of Altamonte Springs
225 Newburyport Avenue
Altamonte Springs Florida 32701

USPS CERTIFIED MAIL



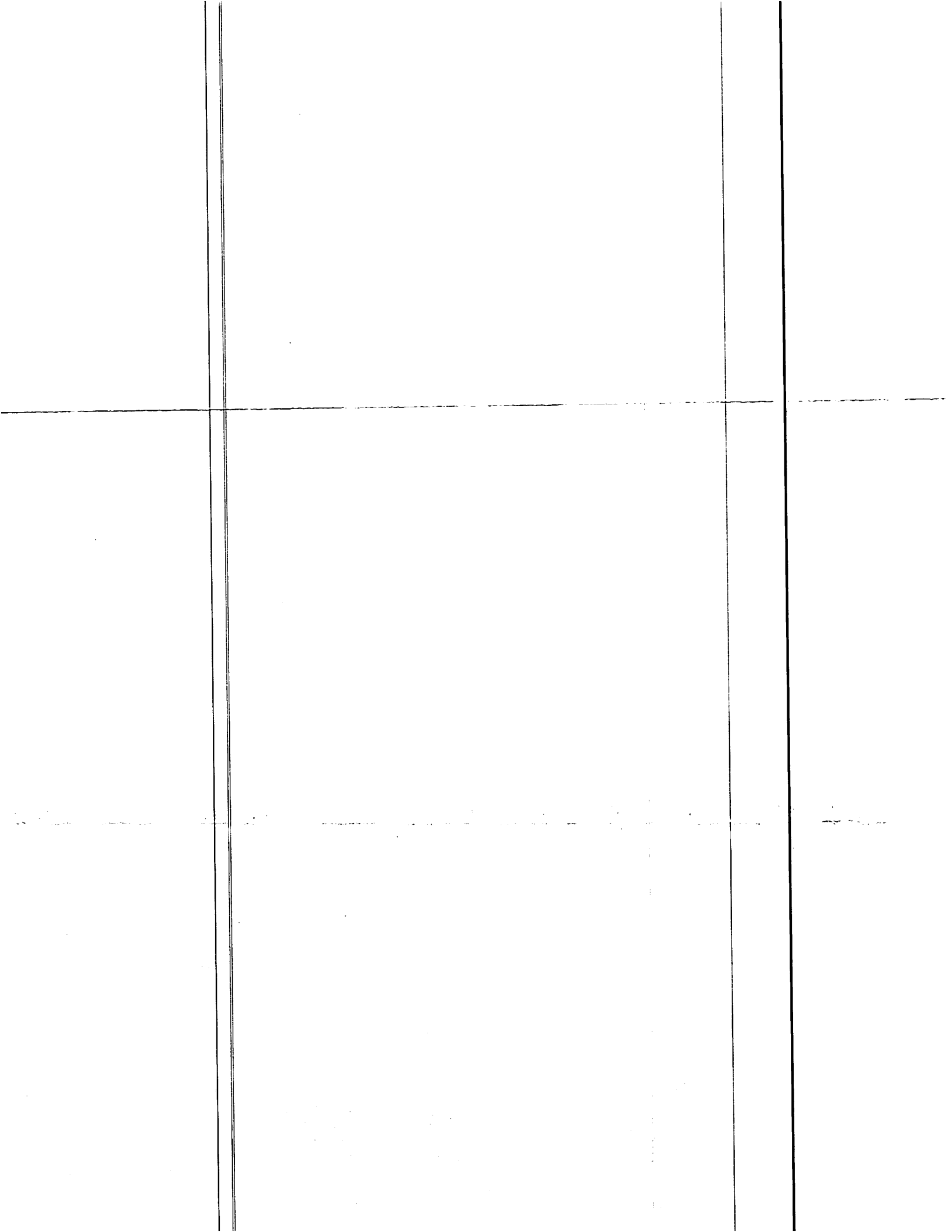
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SPECIALTY MANAGEMENT COMPANY OF CENTRAL FLORIDA
1000 PINE HOLLOW POINT
ALTAMONTE SPRINGS, FL 32714

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**CODE ENFORCEMENT BOARD IN AND FOR THE CITY OF
ALTAMONTE SPRINGS, SEMINOLE COUNTY, FLORIDA**

CASE NO. CFIREC-2023-0115

**CITY OF ALTAMONTE SPRINGS, a
Florida Municipal Corporation,**

Petitioner,

vs.

**THE LANDING CONDO ASSN INC
953 SALT POND PLACE
ALTAMONTE SPRINGS, FL 32714-7603**

Certified Mail 9214 8901 9403 8390 2477 04

Respondent

**SPECIALTY MANAGEMENT COMPANY
OF CENTRAL FLORIDA
1000 PINE HOLLOW PT
ALTAMONTE SPRINGS, FL 32714**

Certified Mail 9214 8901 9403 8300 0090 2477 28

Registered Agent

Property Address: 953 SALT POND PL ALTAMONTE SPRINGS FL 32714

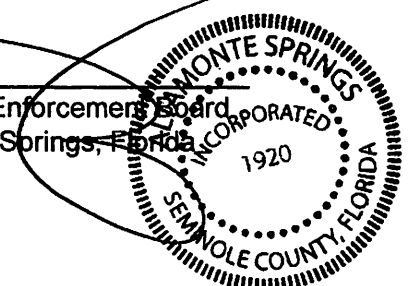
NOTICE

This matter was on the Consent Agenda at the December 12, 2024 Code Enforcement meeting, to correct scriveners' errors in the Finding of Fact Order. The amended order is attached. Additionally, included is the Notice of Continuance to Impose Fine.

**CODE ENFORCEMENT BOARD OF ALTAMONTE
SPRINGS, FLORIDA**

By

**Secretary, Code Enforcement Board
City of Altamonte Springs, Florida**



CODE ENFORCEMENT BOARD IN AND FOR THE
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Registered Agent

AMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE came for public hearing before the Board on June 13, 2024 after due notice to the Respondent, and the Board having heard testimony under oath, received evidence, considered stipulations and heard argument, thereupon issues its Findings of Fact, Conclusions of Law and Order, as Follows:

I. FINDINGS OF FACT:

The Respondent, THE LANDING CONDO ASSN INC, is the owner of the property located at 953 SALT POND PL, ALTAMONTE SPRINGS, FL 32714.

The Respondent was issued a Notice of Code Violation with a February 14, 2024 compliance date for violations of ASCC code(s) 15-2, NFPA code(s) 1 10.18.3.1, 1 13.1.5, 101 31.3.4.5(1,3 & 4), 101 7.1.6.2, 101 7.2.1.3.4, 1 10.10.6(1-2), 25 4.1.2.2, 1 10.1.4.1, 1 10.18.3.1, 1 11.5.1.11.1, 1 12.7.7.1, 1 4.5.8.1, 101 7.10.9.1, 101 7.2.2.3.6(1-2), 101 7.9.3 - 7.9.3.1.4, 13 27.2.1 and 13 8.1.1. A follow up inspection on February 14, 2024 found the Respondent still in violation. However, a follow up inspection on June 13, 2023 found the Respondent in compliance with NFPA 1 10.18.3.1, 1 13.1.5, 101 31.3.4.5(1,3&4), 101 7.1.6.2, 101 7.2.1.3.4, 1 10.10.6(1-2) and 25 4.1.2.2 and in violation of ASCC 15-2, NFPA 1 11.5.1.11.1, 1 12.7.7.1, 1 4.5.8.1, 101 7.10.9.1, 101 7.9.3-7.9.3.1.4, 13 27.2.1 13 8.1.1, 101 7.2.2.3.6(1-2) and 1 10.1.4.1.

II. CONCLUSIONS OF LAW:

The Respondent, **THE LANDING CONDO ASSN INC**, by reason of the foregoing, is in violation of **ASCC 15-2, NFPA 1 11.5.1.11.1, 1 12.7.7.1, 1 4.5.8.1, 101 7.10.9.1, 101 7.9.3-7.9.3.1.4, 13 27.2.1 13 8.1.1, 101 7.2.2.3.6(1-2) and 1 10.1.4.1**. However, the Respondent is now in compliance with **NFPA 1 10.18.3.1, 1 13.1.5, 101 31.3.4.5(1,3&4), 101 7.1.6.2, 101 7.2.1.3.4, 1 10.10.6(1-2) and 25 4.1.2.2**.

III. ORDER:

The Respondent, **THE LANDING CONDO ASSN INC**, is hereby ordered to correct the violations of **ASCC code(s) 15-2, NFPA code(s) 1 11.5.1.11.1, 1 12.7.7.1, 1 4.5.8.1, 101 7.10.9.1, 101 7.9.3 – 7.9.3.1.4, 13 27.2.1, and 13 8.1.1** by **September 13, 2024**, or a fine of **two hundred dollars (\$250.00)** per day will begin to accrue if found not in compliance by the aforesate date.

Compliance includes: **ASCC 15-2** The City of Altamonte Springs Code of Ordinance has adopted the current edition of the Florida Fire Prevention Code, **NFPA 1 11.5.1.11.1** - Provide documentation stating that all unit dryer ducts have been cleaned, **NFPA 1 12.7.7.1** - Have a qualified individual repair and inspect the attic spaces to ensure the smoke wall/fire barrier between each unit is properly sealed to prevent fire from spreading through the attic. Please have the qualified individual provide a signed affidavit that all repairs were completed and there is no storage, **NFPA 1 4.5.8.1** - 1) Provide the private fire hydrants' annual test and inspection report.2) Provide documentation from a qualified individual that all guards and spindles have been inspected and repaired if needed.3) Have all expired fire extinguishers recertified. Please provide documentation that all fire extinguishers have been recertified.4) Provide the current annual and 5-year test and inspection of the fire sprinkler system. Please correct all deficiencies listed on the report, **NFPA 101 7.10.9.1** - Provide signed documentation stating that the illuminated exit signs have been tested and are 100% operational, **NFPA 101 7.9.3 - 7.9.3.1.4** - Provide signed documentation stating that emergency lights and illuminated exit signs have been tested and are 100% operational, **NFPA 13 27.2.1** - Remove any old tamper switch attached to the fire riser after being replaced, **NFPA 13 8.1.1** - Obtain a permit and install code-appropriate fire sprinklers in the maintenance office next to the clubhouse.

Furthermore, the Respondent remains in violations of code sections **ASCC 15-2, NFPA 101 7.2.2.3.6(1-2) and NFPA 1 10.1.4.1** and is here by ordered to correct one- third (1/3) of the stairs by **June 13, 2024** **June 13, 2025** or a fine of **two hundred and fifty dollars (\$250)** per day will begin to accrue if not found in compliance by the aforesate date.

Compliance for another one-third (1/3) of the stairs must be achieved by **June 13, 2026** or a fine of **two hundred and fifty dollars (\$250)** per day will begin to accrue if not found in compliance by the aforesate date.

Full compliance for the stairs must be achieved by **June 13 2027** or a fine of **two hundred and fifty dollars (\$250)** per day will begin to accrue if not found in compliance by the aforesate date.

Compliance includes: ASCC 15-2 The City of Altamonte Springs Code of Ordinance has adopted the current edition of the Florida Fire Prevention Code, **NFPA 1 10.1.4.1** - An engineer evaluation will be needed to check the existing stairs because of rust and damage to the integrity of the stairs, **NFPA 101 7.2.2.3.6(1-2)** - Repair or replace all damaged and misaligned stairs throughout the property. All existing stairs in the required means of egress are required to be dimensionally uniformed as required by the fire code. Building permits are required for repairs or replacements.

Additionally, the City has incurred expenses of two hundred and fifty dollars (\$250) in prosecuting this case and the Respondent is hereby ordered to pay said amount to the City.

The Respondent is further ordered to contact the Code Enforcement officer to schedule a re-inspection to verify compliance with this Order.

The lien arising from the fines assessed in this Order, if recorded in accordance with Section 162.09 of the Florida Statutes, shall constitute a lien against the subject property, and any other property, real or personal, owned by the Respondent(s).

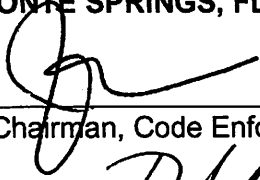
IN THE EVENT THE VIOLATIONS ARE CORRECTED AND THEN REPEATED WITHIN FIVE YEARS, THE VIOLATIONS MAY BE BROUGHT BEFORE THE CODE ENFORCEMENT BOARD FOR HEARING EVEN IF THE REPEAT VIOLATIONS HAVE BEEN CORRECTED PRIOR TO THE BOARD HEARING. REPEAT VIOLATIONS MAY BE FINED UP TO \$500.00 PER DAY.

DONE AND ORDERED this 13th day of June, 2024.

This order was amended by the Board on December 12, 2024 to correct a scrivener's error. The text is underlined to show the change.

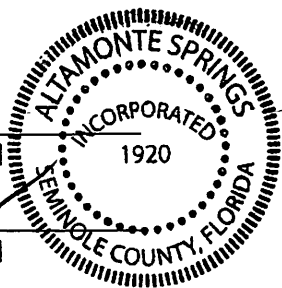
CODE ENFORCEMENT BOARD OF
ALTAMONTE SPRINGS, FLORIDA

By:


Chairman, Code Enforcement Board

Attest:


Secretary, Code Enforcement Board



**CODE ENFORCEMENT BOARD IN AND FOR THE CITY OF
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Respondent**

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**_____
Registered Agent**

Property Address: 953 SALT POND PL ALTAMONTE SPRINGS FL 32714

**NOTICE OF CONTINUANCE
TO IMPOSE FINE**

TO: THE LANDING CONDO ASSN INC,

THIS MATTER IS HEREBY CONTINUED to the Code Enforcement Board meeting of **JANUARY 9, 2025 AT 7:00 P.M.** or as soon thereafter as possible, in the Commission Chambers of the City of Altamonte Springs, 225 Newburyport Avenue, Altamonte Springs, Seminole County, Florida. The Board, at that time, will determine whether or not you have committed said violation and if so to set a penalty if determined necessary.

Pursuant to FS 162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the enforcement board even if the violation has been corrected prior to the board meeting. (City Code, Chapter 3, Sec. 3-7(d)).

You must be prepared to present your case at this time. You must have present all witnesses and documents you intend to reply upon. You have the right to be present, to be represented by an attorney, and to subpoena witnesses and documents. If you fail to appear,

the hearing may proceed in your absence.

Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found to be in violation.

Persons are advised that if they decide to appeal any decision made at this hearing, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per Chapter 80-150, Laws of Florida. The City of Altamonte Springs does not provide this verbatim record.

Persons with disabilities needing assistance to participate in any of these proceedings must contact the City Clerk Department ADA Coordinator 72 hours in advance of the meeting at 407-571-8117 (VOICE) or 407-571-8126 (TDD).

WITNESS my hand and seal of the City of Altamonte Springs, Florida this 12th day of December, 2024.

CODE ENFORCEMENT BOARD OF
ALTAMONTE SPRINGS, FLORIDA

By: 

Chairman, Code Enforcement Board

Attest: 

Secretary, Code Enforcement Board

