

**AGENDA**  
**CODE ENFORCEMENT BOARD**

January 22, 2008

**6:00 p.m. – 6:45 p.m. TIME CERTAIN**

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**CODE ENFORCEMENT BOARD MEMBERS**

CHARLIE LEONARD, CHAIR  
FRANK JOSEPH, VICE CHAIR  
JIM BAILEY  
CHARLES COOK

SCOTT DOUGHERTY  
PHIL HOFFMANN  
BOB RICKEY

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CALL TO ORDER  
ROLL CALL

SWEARING IN OF ALL PERSONS TESTIFYING OR SPEAKING BEFORE THE BOARD

**1. ELECTION OF OFFICERS FOR 2008**

**2. APPROVAL OF AGENDA**

**Action Request: Motion to approve the January 22, 2008, agenda.**

**3. CONSENT AGENDA**

(TAB 1)

- A. Expenses: Code Enforcement Board legal expenses through November 2007.
- B. Minutes: November 27, 2007.

**Action Request: Motion to approve the January 22, 2008 Consent Agenda.**

**4. PUBLIC HEARINGS**

**A. Case No. 07-15 (Continued from the November 27, 2007 Meeting)**

(TAB 2)

Genesis Development Partners, LLC  
101 Riverfront Blvd., Ste 610  
Bradenton, Florida 34205

Violation Location: 4009 11<sup>th</sup> Street Court West and 4111 10<sup>th</sup> Street West, Palmetto, FL  
Codes Violated: Palmetto Code of Ordinances, Chapter 7, Article XI, Minimum Maintenance Standards, Section 7-237(a)1, (a)2 & (a)3, Section 7-238(a)1; Section 7-240(b); Chapter 7, Article VII, Dangerous and Unsafe Buildings, Sec. 7-151, Sec. 7-153 (b) (1-7); Chapter 16, Article II, Nuisances, Section 16-26, Section 16-26(1), Section 16-26(2), Section 16-26(4) and Section 16-27(a) & (b); Chapter 19, Licenses and Business Regulations, Article II Section 19-26, Section 19-27(a), Section 19-28(a), Section 19-29, Section 19-35, Section 19-37 and Section 19-42; Appendix B, Zoning Code, Article III, Definitions, Section 3.2 and Article VI, Supplemental Regulations, Sec. 6.6. Screening of Open Storage, (a) & (b).

Violation Description: A septic tank behind the two story units at Pelican Perch is leaking raw sewage onto the ground.

An in-ground swimming pool at Terra Mana is full of stagnant water and is providing a breeding place for mosquitoes. In addition, many of the pool cage screens have been destroyed and no longer afford protection from insect infestation. In addition, due to the neglect of this pool cage, the filled pool lacks a child protective barrier and presents a serious child safety issue.

One of the rental units at Pelican Perch has been destroyed by fire.

Two of the units at Terra Mana, Apartments 3 & 5, are missing window glass and cannot be secured against unauthorized entry.

The front window to Apartment 6 at Pelican Perch is broken. Apartments 3 & 5 at Terra Mana are missing window glass from the apartment windows.

The property contains trash, debris and dead vegetation. A vehicle engine block has been abandoned in the parking lot at Terra Mana.

You have been renting apartments at the locations known as (1) Pelican Perch, 4111 10<sup>th</sup> Street West and (2) Terra Mana, 4009 11<sup>th</sup> Street Court West without securing an occupational license from the City of Palmetto.

Personal belongings including furniture, exercise equipment and storage boxes are located on the second floor balcony in front of Apartment 8, Pelican Perch.

**Open Public Hearing**

**Close Public Hearing for deliberation after public comment**

**B. Case No. 08-01**

(TAB 3)

Oralia Garcia  
1415 9<sup>th</sup> Street West  
Palmetto, FL 34221

Violation Location: 1415 9<sup>th</sup> Street West, Palmetto, FL  
Codes Violated: Palmetto Code of Ordinances, Chapter 7, Article III, Florida Building Code, Section 7-31.  
Violation Description: Exterior renovations were made to the above referenced property in violation of the Florida Building Code. A Cease and Desist Order was issued on October 9, 2007; however, non-permitted renovations continued after that date.

**Open Public Hearing**

**Close Public Hearing for deliberation after public comment**

**C. Case No. CEB 08-02**

(TAB 4)

Eric Pardo  
Eloyna Valerio  
2702 12<sup>th</sup> Street West  
Palmetto, FL 34221

Violation Location: 2702 12<sup>th</sup> Street West, Palmetto, FL  
Codes Violated: Palmetto Code of Ordinances, Chapter 7, Article III, Florida Building Code, Section 7-31.

Violation Description: A solid vinyl fence was erected on the above referenced property in violation of the Florida Building Code.

**Open Public Hearing**

**Close Public Hearing for deliberation after public comment**

**5. OLD BUSINESS**

(TAB 5)

Ewing/Babcock	CEB 07-11
Kovtuschenko	CEB 07-13
Russo	CEB 07-14

**6. NEW BUSINESS**

**7. PUBLIC COMMENTS**

Anyone wishing to speak before the Code Enforcement Board must sign in prior to the meeting, stating name, address and topic to be addressed. All comments will be limited to two minutes. Please note: public comment about specific cases is generally not accepted unless the Board or one of the parties calls for a particular witness to provide testimony.

**8. ADJOURNMENT**

If any person desires to appeal any decision of the City Commission or of any other Board of the City, that person will 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 (F.S. 286.0105).

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on one working day's notice (F.S. 286.011[6]).

Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the City Clerk at 941-723-4570, fax 941-723-4576 or e-mail [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org) or [droberts@palmettofl.org](mailto:droberts@palmettofl.org).

POSTED: January 16, 2008