

AGENDA
CODE ENFORCEMENT BOARD

February 26, 2008
6:00 p.m.

CODE ENFORCEMENT BOARD MEMBERS

CHARLIE LEONARD, CHAIR
PHIL HOFFMAN, VICE CHAIR
JIM BAILEY
CHARLES COOK

SCOTT DOUGHERTY
FRANK JOSEPH
BOB RICKEY

CALL TO ORDER
ROLL CALL

SWEARING IN OF ALL PERSONS TESTIFYING OR SPEAKING BEFORE THE BOARD

1. APPROVAL OF AGENDA

Action Request: Motion to approve the February 26, 2008, agenda.

2. CONSENT AGENDA

A. Expenses: Code Enforcement Board legal expenses through January 2008.
B. Minutes: January 22, 2008.

(TAB 1)

Action Request: Motion to approve the February 26, 2008 Consent Agenda.

3. PUBLIC HEARINGS

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

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

(TAB 2)

Violation Location: 4009 11th Street Court West and 4111 10th 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 one unit has not been 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.

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

Exercise equipment is located on the second floor balcony in front of Apartment 8, Pelican Perch; coils of cable are stored in front of one of the Pelican Perch apartments; personal belongings are scattered between the two buildings of Terra Mana.

Open Public Hearing

Close Public Hearing for deliberation after public comment

B. Case No. 08-01 (Continued from January 22, 2008)

(TAB 3)

Oralia Garcia
1415 9th Street West
Palmetto, FL 34221

Violation Location: 1415 9th 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 (Continued from January 22, 2008)

(TAB 4)

Eric Pardo
Eloyna Valerio
2702 12th Street West
Palmetto, FL 34221

Violation Location: 2702 12th 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

4. OLD BUSINESS

(TAB 5)

CEB 07-15 – Genesis Development Partners, LLC/
Administrative Order

5. NEW BUSINESS

6. 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.

7. 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 ifreeman@palmettofl.org or droberts@palmettofl.org.

POSTED: February 21, 2008