

TAB 1

PERSSON & COHEN, P.A.
1820 Ringling Boulevard
Sarasota, FL 34236

Ph: (941) 365-4950
Fax: (941) 365-3259

ATTN: DEANNA ROBERTS
CITY OF PALMETTO
P. O. BOX 1209
PALMETTO, FL 34220-1209

November 1, 2010

ACCT. # PALMETTO

RE: CODE ENFORCEMENT BOARD

DATE	DESCRIPTION	HOURS	ATTY
10-26-2010	Review agenda, attend meeting	0.80	DPP
TOTAL HOURS		0.80	
Total Fees for Above Services:			\$128.00

DISBURSEMENTS:

Total Disbursements:	\$0.00
Total Fees & Disbursements	\$128.00
Previous Balance	\$0.00
Payments	<u>\$0.00</u>
Balance Due Now	\$128.00

**DRAFT MINUTES
CODE ENFORCEMENT BOARD
October 26, 2010
6:00 p.m.**

CODE ENFORCEMENT BOARD MEMBERS

CHARLIE LEONARD, CHAIR
ROBERT ROTONDO, VICE CHAIR
TOM DEVITO

PHIL HOFFMANN
BOB RICKEY
ROBERT WESTBROOK

Mr. Leonard called the meeting to order at 6:00 p.m.

The roll was called and all members were present for the meeting.

Staff and Others Present

William Strollo, Code Enforcement Director
David Persson, Code Enforcement Board Attorney
Deanna Roberts, Clerk of the Board.

All persons wishing to testify or address the Board were duly sworn.

 1. APPROVAL OF AGENDA


Motion: Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to approve the October 26, 2010 agenda.

 2. CONSENT AGENDA

A. Expenses: Code Enforcement Board legal expenses through June 2010.
B. Minutes: June 29, 2010.

Motion: Mr. Rickey moved, Mr. Hoffmann seconded, and motion carried unanimously to approve the October 26, 2010 Consent Agenda.

3. PUBLIC HEARINGS

 B. Case No. 10-19

Alan L. Seekins
Carla Saint Andre
1009 16th Street West
Palmetto, FL 34221

Violation Location: 1009 16th Street West, Palmetto, Florida 34221
Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (2), (5) & (12) and Section 16-27(a), (b), & (c); Chapter 18 Junked, Wrecked, Abandoned Property, Section 18-1 and 18-3:

Case 10-19 was heard first as the Respondent was present. Mr. Leonard opened the public hearing. Mr. Strollo presented an historical timeline of the case. Several complaints were received from neighbors regarding abandoned vehicles, debris and personal belongings in the front yard of the home. The rear yard contained an above ground pool with black and stagnant water. Initially the Respondents addressed code enforcement issues, but violations continued.

Code Enforcement visited the site in June, July, August and September. A Notice of Violation was issued October 1, 2010, and a hearing was scheduled for October 26, 2010. The Notice of Hearing was posted on the property.

Mr. Strollo informed the Board that as of the hearing date, the property was considerably improved.

Mr. Seekins was present and addressed the Board. He told the Board his wife had died, and he neglected the home. His daughter and grandson live with him now. He has removed the pool, and the boat is gone. He plans to continue remediation of the home.

Mr. Strollo asked Mr. Seekins how long he will need to finish the cleanup. Mr. Seekins said two months. Mr. Leonard asked Mr. Strollo for priorities. Mr. Strollo said the front yard – engine parts, boxes of tools, etc. need to be cleaned up. Mr. Strollo said he wants to see continued progress in the back yard also, but the front yard is the priority.

Mr. Strollo said he will defer the costs to the next hearing for consideration. If the Respondent cooperates, he may waive the costs.

Mr. Leonard closed the hearing for deliberation. He reopened the hearing to present the findings.

MOTION: Mr. Rickey moved, Mr. Hoffmann seconded, and motion carried unanimously to find the Respondents, Alan L. Seekins and Carla Saint Andre, in violation of the City of Palmetto Code of Ordinances; to direct the Respondents to clear the front yard of debris and bring the front yard of the property into compliance within ten (10) days, or by November 5, 2010; to schedule a public hearing for November 30, 2010; to review costs incurred in the prosecution of the case in the amount of \$390.00, plus applicable recording fees, at the next hearing; and, to determine if satisfactory progress has been made.



A. Case No. 10- 18

Kace W. King
Registered Agent for Palmetto Plantation HOA
4818 61st Avenue Terrace West
Bradenton, FL 34210

Violation Location: No Assigned Address
Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26(4), and Section 16-27(a), (b), & (c), Chapter 7, Buildings and Building Regulations, Article XI, Minimum Maintenance Standards and Guidelines, Section 7-242(a) Requirements for structures; Section 7-252(a) Removal of graffiti

Mr. Strollo withdrew the case. This is a subdivision that was only one-third built. A vinyl fence running along city property is once again in disrepair due to vandals. Mr. Strollo reported that he now has a contact that will monitor the fence. Due to their cooperation, he withdrew the case.

4. OLD BUSINESS

CEB 10-14 Chen I-Meng

This case pertains to a storage facility on 301 – Spacebox. The southwest corner of the property is owned by Mr. Meng who lives in Taiwan. This small patch of land is a drainage area. There is a continuing civil dispute between Mr. Meng and Spacebox. Spacebox has worked something out with the representative for the owner. It is a simple matter of overgrowth. Mr. Strollo withdrew the case.

CEB 10-16 John A. Carstarphen and Alexandra M. Carstarphen

This case involves overgrowth on vacant property located at 2408 16th St. which is in foreclosure. The property is now being maintained, so Mr. Strollo withdrew the case.

CEB 10-17 Placido and Lucia Guerrero

This case involves abandoned cars on the property. The Respondent cured the violation prior to the scheduled hearing, so Mr. Strollo withdrew the case.

5. NEW BUSINESS

None

6. PUBLIC COMMENTS

None

7. ADJOURNMENT

MOTION: Mr. Rickey moved, Mr. Hoffmann seconded, and motion carried unanimously to adjourn the meeting.

The meeting was adjourned at 6:33 p.m.

Minutes approved:

Charles W. Leonard, Chair