

**TAB 1**

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

MAY 03 2011

Ph: (941) 365-4950

Fax: (941) 365-3259

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

May 2, 2011

ACCT. # PALMETTO

RE: CODE ENFORCEMENT BOARD

DATE	DESCRIPTION	HOURS	ATTY
4-26-2011	Review agenda, attend regular meeting.	1.00	DPP
TOTAL HOURS		1.00	
Total Fees for Above Services:			\$160.00

DISBURSEMENTS:

Total Disbursements:	\$0.00
Total Fees & Disbursements	\$160.00
Previous Balance	\$208.00
Payments	<u>\$208.00</u>
Balance Due Now	\$160.00

**DRAFT MINUTES**  
**CODE ENFORCEMENT BOARD**  
**April 26, 2011**  
**6:00 p.m.**

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**CODE ENFORCEMENT BOARD MEMBERS**

CHARLIE LEONARD, CHAIR  
ROBERT ROTONDO, VICE CHAIR  
TOM DEVITO

PHIL HOFFMANN  
ROSE QUIN-BARE  
BOB RICKEY  
ROBERT WESTBROOK

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Mr. Leonard called the meeting to order at 6: 00 p.m.  
The roll was called. All members were present for the meeting.

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

The Board Clerk announced that she is in receipt of signed Voting Conflict forms from Mr. Hoffmann and Mr. Devito who recused themselves from voting at the March 29, 2011 meeting.

 1. APPROVAL OF AGENDA

**MOTION: Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to approve the April 26, 2011 Agenda.**


 2. CONSENT AGENDA

- A. Expenses: Code Enforcement Board legal expenses through March 2011.
- B. Minutes: March 29, 2011.

**MOTION: Mr. Hoffmann moved, Mr. Rickey seconded, and motion carried unanimously to approve the April 26, 2011 Consent Agenda.**


3. PUBLIC HEARINGS

Case No. 11-07 was moved up on the agenda as Mr. Dunbar was present for the meeting.

 C. Case No. 11-07  
Christopher Lee Dunbar  
3008 16<sup>th</sup> Avenue East  
Palmetto, Florida 34221


Violation Location: 214 12<sup>th</sup> Street West, Palmetto, Florida  
Codes Violated: Palmetto Code of Ordinances, Chapter 7 Buildings And Building Regulations, Article VII Dangerous And Unsafe Buildings, Section 7-151, Section 7-153(a), (b1 through 7), & (c); Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2), (3), (4), & (12) and Section 16-27(a), (b), & (c); Chapter 17, Housing, Article II, Housing Standards, Section 17-28 Palmetto Property Maintenance Code; Section 304 Exterior Structure; Section (304.1) General; Section (304.2) Protective Treatment; Section (304.7) Roofs & Drainage; Section (304.9) Overhang Extensions and Section (304.13) Window, Skylight, and Door Frames:


Code Enforcement Director Bill Strollo testified that his qualifications are on file with the Board secretary. He provided the Board with a history of the case. The house has been vacant for well over a year. A citizen complained of suspected drug activity. While meeting with the complainant, Mr. Strollo said he observed overgrowth in the rear yard, a dilapidated shed, debris and that the house was in need of maintenance. The suspected drug activity was referred to the Palmetto Police Department. On March 15, 2011, Building Official Roger Titus condemned the shed and said the house was structurally sound but in need of repair. A Notice of Violation was issued on March 16, 2011 and a Notice of Hearing was mailed on April 11, 2011. Significant progress has been noted on the property. The shed was dismantled, and debris has been removed and placed on the street for pickup.

 The Respondent, Christopher Dunbar, 3008 16<sup>th</sup> Avenue East, Palmetto, Florida, was present for the meeting. He said he has begun working on the property. The shed has been torn down. A neighbor had removed the fence, and people started dumping on the lot. He plans to get a permit to continue the work on the roof. He just needs time to fix it up. Mr. Hoffmann asked him how much time he needed to complete the work. He said about two months. In answer to Mr. Hoffmann's question, he said there is no water and electric to the property currently.

Mrs. Quin-Bare commented that the current condition of the property is an invitation to vagrants. Mr. Strollo said he can mention it to the police department, and they can keep an eye on it. Mr. Dunbar said that family members and neighbors check on the property frequently.

Mr. Strollo made his recommendations. Mr. Leonard closed the public hearing for deliberation. He reopened the hearing to present the Board's findings.

 **MOTION:** Mr. Rickey moved, Mr. Hoffmann seconded, and motion carried unanimously to find the Respondent, Christopher Lee Dunbar, in violation of the City of Palmetto Code of Ordinances as they pertain to unfit or unsafe structures, nuisances and the Palmetto Property Maintenance Code; to direct the Respondent to correct the violation within sixty days, or by June 25, 2011; to consider the City's costs for processing this case in the amount of \$345.00, plus any applicable recording fees, at the June 28, 2011 meeting; and, to schedule a hearing for June 28, 2011, to determine if the violation has been corrected.


 A. Case No. 11-04  
Daniel W. Lynch  
Cynthia J. Lynch  
316 Crescent Court East  
Bradenton, Florida 34208-1736

Violation Location: 1405 11<sup>th</sup> Avenue West, Palmetto, Florida  
Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (1), (2), (3) & (4), and Section 16-27(a), (b), & (c); Chapter 7, Buildings and Building Regulations, Article XI Minimum Maintenance Standards, Requirements for Structures, Section 7-242(a):


Mr. Leonard opened the public hearing.

Mr. Strollo testified his qualifications are on file with the Board secretary. He presented a history of the case which was first heard on March 29, 2011. Mr. Lynch was directed to correct the violation by April 12, 2011. Administrative costs of \$428.20 were assessed. A foreclosure is still pending on the property. The unsafe pool was referred to Public Works and they sealed the gaps in the cage. Mosquito Control was contacted and treated the pool. Otherwise, there has been no improvement in the condition of the property. Mr. Strollo has contact with Wells Fargo via email; they have received all notices for this case. The emails go to a property maintenance company hired by the bank. The bank does not yet own this property. There is major work remaining to upgrade the property.

Mr. Strollo testified that the Respondents missed the date certain of April 12, 2011 to correct the violation. He recommended a fine.

 **MOTION: Mr. Rickey moved, Mr. Westbrook seconded, and motion carried 6-0, with one abstention, to find that the Respondents are in violation of codes as noticed; that they did not correct the violation by April 12, 2011 as directed; thereby, the Board imposes a fine of \$250.00 per day commencing April 13, 2011 and continuing until the violation is corrected.**

Mr. Devito recused himself from the vote. He has a Voting Conflict Form on file with the Clerk of the Board for this case which first came before the Board at the March 29, 2011 meeting.

 B. Case No. 11-06  
Stacey E. Stinton  
Niel L. Stinton  
1315 6<sup>th</sup> Street West  
Palmetto, Florida 34221

Violation Location: 1315 6<sup>th</sup> Street West, Palmetto, Florida  
Codes Violated: Appendix B, Zoning Code, Article III, Definitions, Section 3.2 and Article VI, Supplemental Regulations, Sec. 6.6 Screening of Open Storage, (a) & (b); Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2) and Section 16-27(a), (b), & (c); Chapter 18 Junked, Wrecked, Abandoned Property, Section 18-1 and 18-3:

Mr. Strollo withdrew this case. The property owners have been cooperating.

 4. OLD BUSINESS

Case No. 11- 05 Gatton/ Administrative Order and update from Director Bill Strollo

Mr. Strollo declined comment on the case as the Respondent was not noticed for tonight's meeting. The case will come back to the Board at the May 31, 2011 meeting.

5. NEW BUSINESS

Mr. Devito asked Mr. Persson to clarify whether or not Board members can bring violations to Mr. Strollo's attention. Mr. Persson said that you can report a property, but then you should recuse yourself from any vote on the issue.

6. PUBLIC COMMENTS

None



7. ADJOURNMENT

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

The meeting was adjourned at 6:55 p.m.

Minutes approved:

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Charles W. Leonard, Chair