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May 1, 2013

Mr. Jeremy Nicholas
618 12th Avenue West
Palmetto, Florida 34221

Re: City of Palmetto Code Enforcement Board/Case No. 13-02
Property located at 618 12th Avenue West, Palmetto, Florida

Dear Mr. Nicholas:

At the April 30, 2013 meeting of the Code Enforcement Board, a motion to continue the public hearing for Case No. 13-02 to Tuesday, May 28, 2013 was unanimously approved. The hearing will begin at 6:00 p.m. in the Commission Chambers at City Hall, which is located at 516 8th Avenue West, Palmetto, Florida.

If you have any questions, please feel free to contact me at 723-4500.

Sincerely,

Deanna Roberts
Clerk of the Board

cc: William Stollo, Code Enforcement Director
Mark Barnebey, City Attorney
David Persson, Code Enforcement Board Attorney

POINT PAPER
CODE ENFORCEMENT BOARD HEARINGS
APRIL 30, 2013

Jeremy Nicholas, 618 12th Avenue West, Palmetto, Florida:

The property that is the subject of this public hearing is a home at 618 12th Avenue West, Palmetto, Florida, PID 27300.0000/3, Township 34 South, Range 17 East, Section 14. The Respondent, Jeremy Nicholas, is identified as the property owner by the Manatee County Property Appraiser's and the Manatee County Tax Collector's web sites.

The current case was initiated on December 11, 2012 after code enforcement closed out three prior cases involving junk and debris on this property. Due to the recurring nature of the code violations, a Notice of Violation was issued on December 18, 2012, allowing twenty days to resolve the violations that also included reference to a deteriorated fence.

Jeremy Nicholas spoke with me in person at City Hall on December 26, 2012 and we reviewed the regular mail copy of the NOV that he brought with him to City Hall. The certified copy of this document was returned unclaimed by the USPS. Mr. Nicholas explained that the fence was the property of his neighbor and for the purposes of this hearing, that aspect of the Notice of Violation is withdrawn.

During this visit Mr. Nicholas explained that his seventeen year old son collects junk and repairs the neighbors' bicycles. Jeremy stated he is a single parent, working full time, and he needed additional time to resolve the violations. He had already advised his son to cease collecting junk, to clear away all of the debris, and to move his repair shop to the back yard. He further agreed to clear the junk from his property, and he planned to have the house painted when he received his income tax refund. Jeremy Nicholas agreed to comply with all of my requests, he just needed additional time.

I made regular visits to this home during the months of January through March 2013, and I noted some progress in clearing the debris from the property. Although there was some progress during this period, junk, tools and debris were still in the front yard when I visited the home on April 5, 2013. Pictures of the property were taken at this time, and the case was referred for scheduling before the Code Enforcement Board. The Notice of Hearing announcing this evening's public hearing was mailed certified and regular on April 8, 2013.

On April 15, 2013 Jeremy Nicholas called me to report he received the Notice of Hearing; he stated he has been pushing his son to clear and maintain the property. He stated he spent the weekend clearing tools and bicycles from the front yard, he was planting flowers in the front yard, and he was attempting to repaint the trim of his home with some difficulty since he broke his big toe and sprained his ankle. He planned to power wash his home and repaint the trim. I advised Jeremy that if he corrected the violations, I would recommend that he be found in violation of City codes with the exception of the fence issue, but I would also announce that the property currently was in compliance. I also advised Mr. Nicholas that I would recommend no administrative costs in this case.

On April 22, 2013, the only remaining issue was painting the house trim. On my site visit on April 29, 2013, the property remained clear of debris, and Mr. Nicholas had begun painting the trim. The pictures taken on that date reflect the current condition of this property.

In view of the substantial progress made by the Respondent, I recommend continuing this case until the next scheduled Code Enforcement Board hearings on Tuesday, May 28, 2013 to allow Mr. Nicholas the additional time to repaint his trim.