

**Minutes**  
**CODE ENFORCEMENT BOARD**  
**May 29, 2012**  
**6:00 p.m.**

Code Enforcement Board Members Present:

Charlie Leonard, Chair  
Robert Rotondo, Vice Chair  
Tom Devito  
Phil Hoffmann  
Robert Westbrook

Code Enforcement Board Members Absent:

Rose Quin-Bare  
Bob Rickey

Staff and Others Present

Bill Strollo, Code Enforcement Director  
Kelly Martinson Fernandez, Code Enforcement Board Attorney  
Deanna Roberts, Clerk of the Board

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Mr. Leonard called the May 29, 2012 meeting to order at 6:01 p.m. The meeting opened with a moment of silence, followed by the Pledge of Allegiance.

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

1. APPROVAL OF AGENDA

**MOTION: Mr. Rotondo moved, Mr. Devito seconded, and motion carried unanimously to approve the May 29, 2012 Agenda.**

2. CONSENT AGENDA

- A. Minutes: April 24, 2012
- B. Legal expenses through April 2012

**MOTION: Mr. Rotondo moved, Mr. Devito seconded, and motion carried unanimously to approve the May 29, 2012 Consent Agenda.**

3. PUBLIC HEARINGS

Case No. 12-04

Marie Phillips  
P.O. Box 51081  
Sarasota, Florida 34232

**Violation Location:** 1501 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(4), and Section 16-27(a), (b), & (c); Chapter 17, Housing, Article II, Housing Standards, Section 17-28 Palmetto Property Maintenance Code; Section 108 Unsafe Structures and Equipment, Section 108.1 General; Section 108.1.1 Unsafe

Structures; Section 108.1.3 Structure Unfit For Human Occupancy; Section 304 Exterior Structure, Section 304.1 General; Section 304.2 Protective Treatment; Section 304.4 Structural Members; Section 304.6 Exterior Walls; Section 304.13 Window, Skylight, and Door Frames; Section 304.13.1 Glazing; Section 304.15 Doors; Section 305 Interior Structure, Section 305.1 General; Section 305.2 Structural Members; Section 305.3 Interior Surfaces; Section 401 Light, Section 402.3 Other Spaces; Section 404 Occupancy Limitations, Section 404.4.4 Prohibited Occupancy; Section 404.4.5 Other Requirements; Section 404.7 Food Preparation; Section 602 Heating Facilities, Section 602.2 Residential Occupancies; Section 604 Electrical Facilities, Section 604.1 Facilities Required; Section 604.3 Electrical System Hazards; Section 605 Electrical Equipment, and Section 605.1 Installation:

Mr. Leonard opened the public hearing.

Code Enforcement Director Bill Strollo addressed the Board. He testified that he had been sworn and that his credentials are on file with the secretary of the Board. He asked the Board to continue this case to next month. He checked the property today and the remediation work has begun, but he wants to follow up; he is not ready to withdraw the case.

**Motion: Mr. Hoffmann moved, Mr. Rotondo seconded, and motion carried unanimously to continue the case to the next meeting.**

Case No. 12-05  
Henry Lawrence  
2110 2<sup>nd</sup> Avenue East  
Palmetto, FL 34221

**Violation Location:** 401 17<sup>th</sup> Street West, Palmetto, Florida  
**Codes Violated:** Palmetto Code of Ordinances, Chapter 7, Article XI, Section 7-242(a); Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2), (3) & (4) and Section 16-27(a), (b), & (c):

Code Enforcement Director Bill Strollo addressed the Board. He testified that he had been sworn and that his credentials are on file with the secretary of the Board. This property is a vacant house located at 401 17<sup>th</sup> Street West in Palmetto. Henry Lawrence is listed as the owner. The property is not in foreclosure. This property first came to the Board on October 31, 2006 as Case No. 06-14 with Debra Williams listed as the owner. Mr. Lawrence told the Board at that time that he would remediate the violations. He brought the property into compliance on November 28, 2006. Because the property was vacant and partially boarded over, Code Enforcement has continued to monitor it.

A Notice of Nuisance was issued on June 30, 2009. The City cleared the property once on July 28, 2009. On January 12, 2010, Mr. Lawrence was directed to cover over some additional broken windows, which he did by February 11, 2010.

The current case began September 2011. The property was boarded over and had a deteriorated appearance in the community. The overgrowth had been controlled up to that point, but on March 21, 2012 Mr. Lawrence was sent a letter requesting that he clear the overgrowth and repair the chain link fence. He did not comply and a Notice of Violation was issued on April 19. A Notice of Hearing was sent on May 8, 2012. The property was mowed, but the fence remains and yard waste and debris are piled up against the fence. Mr. Strollo said he has not had any contact from Mr. Lawrence.

Mr. Strollo made his recommendations.

Mr. Leonard closed the public hearing for deliberation. He reopened the hearing to present the Board's finding.

**MOTION: Mr. Devito moved, Mr. Rotondo seconded, and motion carried unanimously to find the Respondent, Henry Lawrence, in violation of the City of Palmetto Code of Ordinances as noticed; to direct the Respondent to correct the violation within seven (7) days, or by June 5, 2012; to assess administrative costs in the amount of \$407.00, plus any applicable recording fees; and, to schedule a public hearing for June 26, 2012, to determine if the violation has been corrected.**

#### 4. OLD BUSINESS

Case No. 12-03      Thomas B. Brown, Jr., Palmetto Automotive Sales and Service

Mr. Strollo gave the Board an update on Case No. 12-03. He informed the Board that Mr. Brown paid for his Business Tax Receipt on May 3, 2012. He still owes administrative costs of \$425.00 and fines totaling \$500.00. Liens have been recorded for both. Mr. Strollo told the Board that the original Administrative Order had been amended to remove the Property ID so that liens would not be attached to the property. Mr. Brown's account number, or 900 number, was used instead.

#### 5. NEW BUSINESS

None

#### 6. PUBLIC COMMENTS

None

#### 7. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.

Minutes approved: June 26, 2012

*Charles W. Leonard*

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Charles W. Leonard, Chair