

**Minutes**  
**CODE ENFORCEMENT BOARD**  
**October 30 2012**  
**6:00 p.m.**

Members Present:

Charlie Leonard, Chair  
Robert Rotondo, Vice Chair  
Tom Devito  
Phil Hoffmann  
Rose Quin-Bare  
Bob Rickey  
Robert Westbrook

Staff Present:

William Strollo, Code Enforcement Director  
Whitney Chapman, Code Enforcement Officer  
David Persson, Code Enforcement Board Attorney  
Deanna Roberts, Clerk of the Board

Mr. Leonard called the meeting to order at 6:00 p.m. A moment of silence was observed, followed by the Pledge of Allegiance.

The roll was called. All members were present for the meeting.

All persons testifying or speaking before the Board were duly sworn.

1. APPROVAL OF AGENDA

**MOTION: Mr. Rickey moved, Mrs. Quin-Bare seconded, and motion carried unanimously to approve the October 30, 2012 Agenda.**

2. CONSENT AGENDA

- A. Minutes: September 25, 2012
- B. Legal expenses through September 2012

**MOTION: Mr. Rickey moved, Mrs. Quin-Bare seconded, and motion carried unanimously to approve the October 30, 2012 Consent Agenda.**

The Respondent in Case B was present at the meeting so that case was moved up first on the agenda.

3. PUBLIC HEARINGS

B. Case No. 12-09

SNI Group, Inc.  
4217 Marlin Lane  
Palmetto, FL 34221

**Violation Location:** 1811 10<sup>th</sup> Street West, Palmetto, Florida

**Codes Violated:** Appendix B, Zoning Code, Article V, Application of Area, Height and Placement Regulations, Section 5.4 Visibility at Intersections; 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 7, Buildings and Building

Regulations, Article XI, Section 7-237(a)(2); Section Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (3) and (5) and Section 16-27(a), (b), & (c):

Mr. Stollo, Code Enforcement Director for the City of Palmetto, testified that he had been sworn prior to his testimony and that his credentials are on file with the secretary of the Board.

Mr. Stollo stated that the property that is the subject of the hearing is zoned Mixed Use. The front portion of the property contains Quality Marine Construction, and there is also a salon and a rental unit on the property. Following a complaint, a site inspection revealed the property was overgrown with open storage of trailers, boats, and numerous vehicles blocking the clear site triangle from 19<sup>th</sup> Avenue West and 10<sup>th</sup> Street West.

On August 17, 2012, a letter was mailed to the owner Harry Blenker requesting the property be mowed and the removal of all open storage and vehicles on the north side of the property. On August 22, 2012, Code Enforcement received a letter from Lucinda McCartney, President of SNI Group, Inc., stating that Quality Marine would be moving its business out of the City by September 1. A copy of the letter is attached to and made a part of these minutes. An inspection on September 4 revealed no improvement in the property.

A Notice of Violation was sent and signed for on October 2, 2012 giving the Respondent five days to correct the violation. The violations were not corrected in the given time. A hearing was set for October 30, 2012.

Site inspections on October 18 and 24 revealed the vehicles had been moved to the west side of the property, the property was mowed and some of the equipment and materials had been removed. Mr. Stollo testified that as of today's hearing, the property is in compliance, but due to previous complaints with Quality Marine he brought the case forward for a Board hearing.

Harry Blenker, 4212 Pinfish Lane, Palmetto, Florida, apologized to the Board for the condition of the property. He said in the course of business they don't stop to clean up; they just keep going. He asked Code Enforcement to contact him in the future with any complaints and he will take care of it. He informed the Board that he has taken over another area for storage that may alleviate the problems. He informed the Board that he has ten employees and he now has them parking on the west side, which will prohibit storage there. He has implemented some changes.

Mr. Rickey asked if the property might actually be considered being used more for industrial than commercial use. Mr. Blenker said the property has had the same use for about forty years. Mr. Stollo said Planning and Zoning had approved the use and that Mr. Blenker has a Business Tax Receipt.

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

**MOTION: Mr. Hoffmann moved, Mr. Devito seconded, and the motion carried unanimously to find the Respondent, SNI Group, Inc., in violation of the City of Palmetto Code of Ordinances; to find the property in compliance as of October 30, 2012; to notice the Respondent through an Administrative Order that subsequent violations of this nature will be treated as repeat violations subject to a fine not-to-exceed \$500.00 per day; and, to forego imposition of costs or fines at this time.**

A. Case No. 12-08 (continued from September 25, 2012)

Henry Lawrence  
2110 2nd Avenue East  
Palmetto, FL 34221

Violation Location: 401 17th 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):

Mr. Leonard opened the public hearing.

Code Enforcement Director Bill Strollo testified that he had been sworn and that his credentials are on file with the secretary of the Board. He reminded the Board that a public hearing had been held on September 25 and the Board continued the case to tonight to allow the Respondent more time to bring the property into compliance. He called Mr. Lawrence on September 26 and summarized the action to be taken. He advised the Board that the property is now in compliance.

Mr. Strollo withdrew the case.

4. OLD BUSINESS

None

5. NEW BUSINESS

The December meeting date was discussed. The meeting on the 25<sup>th</sup> is cancelled. If a meeting is needed, it will be held on December 18.

6. PUBLIC COMMENTS

None

7. ADJOURNMENT

Mr. Leonard adjourned the meeting at 6:39 p.m.

Minutes approved: February 26, 2013

Charles W. Leonard  
Charles W. Leonard, Chair