

MINUTES
CODE ENFORCEMENT BOARD
August 30, 2016
6:00 p.m.

Code Enforcement Board Members Present:

Charlie Leonard, Chair
Travis Longpre
Joe Tanner
Robert Westbrook

Code Enforcement Board Members Absent:

Shelley Hamilton
Rose Quin-Bare
Robert Rotondo, Vice Chair

Staff Present:

Regina Kardash, Code Enforcement Board Attorney
Kathy Riley, Code Enforcement Officer
Penny Johnston, Clerk of the Board

Chairman Charlie Leonard called the meeting to order at 6:02. A moment of silence was observed, followed by the Pledge of Allegiance. The roll was called. Ms. Hamilton, Ms. Quin-Bare and Mr. Rotondo were absent from the meeting. All persons wishing to testify or speak to the Board were duly sworn.

1. APPROVAL OF AGENDA

Motion: Mr. Westbrook moved, Mr. Tanner seconded, and the motion carried unanimously to approve the August 30, 2016 agenda.

2. CONSENT AGENDA

A. Minutes: August 2, 2016

Motion: Mr. Tanner moved, Mr. Longpre seconded, and the motion carried unanimously to approve the August 30, 2016 Consent Agenda.

3. PUBLIC HEARINGS

A. Case No. 16-02 – Continuation from August 2, 2016

Sarasota Investment Trust LLC
32 Blake Way
Osprey, Florida 34229

Violation Location: 904 4th Street West, Palmetto, Florida 34221
Codes Violated: Palmetto Code of Ordinance, Chapter 7, Buildings and Building Regulations, Article VIII, Fences, Section 7-183 Permit required, Chapter 15, Solid Waste, Section 15.7(b) Yard, waste cans & bundles, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2), 16-26 (3), 16-26 (12) and Section 16-27(a), (b), & (c), Chapter 17, Housing, Article II Housing Standards, Section 17-28, Palmetto Property Maintenance Code, Section 301.2 Responsibility, 302.1 Sanitation, 302.3 Sidewalks and driveways, 302.5 Rodent Harborage, Chapter 18 Junked, Wrecked, Abandoned, or Vacant

Property, Article I-In General, Section 18-1 Definitions, Appendix B, Article II Definitions, Section 3.2, Definition of terms, Junkyard and Open Storage:

Chairman Leonard opened public hearing. Code Enforcement Officer Kathy Riley had a Powerpoint presentation detailing the condition of the property, which is attached and made a part of these minutes. The managing member of Sarasota Investment Trust, Mr. Shenkin, stated the tenant Christian Humphreys a.k.a. "Slick", is still obligated to pay rent on a month to month basis, although the tenant is in arrears. Tenant has tools and parts left on the outside of the building, and cars inside the building that a skeleton staff is restoring. Mr. Shenkin hopes to have tenant catch up on rent, clean up the property and then will resell or develop the property. Mr. Shenkin said his tenant promises to have everything removed and cleaned up by end of September, asking for an additional month. Mr. Leonard closed public hearing for deliberation.

Mr. Westbrook commented tenant asked for 120 days to come into compliance, which was granted, yet deadlines July 29, August 12, and August 30 have all passed. Mr. Tanner acknowledged there has been progress, but tenant is not subject to the same consequences that apply to the owner. Mr. Shenkin pledged to have the skateboard ramp removed and all the other issues resolved. Chairman Leonard closed the public hearing again.

Board deliberated about broken promises and huge liability issues, in spite of progress. Board discussed tenant being allowed to park vehicles on the property once registered. Attorney Kardash began to review vehicle storage ordinances, but Mr. Leonard chose not to spend time on hypothetical situations. Board members agreed to grant the additional days, with a hard deadline of September 27, 2016, and retroact fines back to August 12, 2016.

MOTION: Mr. Leonard moved and Mr. Westbrook seconded, and the motion carried unanimously to grant Sarasota Investment Trust additional time to correct all violations, with September 27 being the final date for violations to be brought into compliance, and administrative costs and fines would be assessed retroactive to August 12, 2016.

4. OLD BUSINESS

None

5. NEW BUSINESS

None

6. PUBLIC COMMENTS

None

7. ADJOURNMENT

Chairman Leonard adjourned meeting at 6:45 p.m.

Minutes approved: September 27, 2016

Charles W. Leonard

Charles W. Leonard, Chair