

MINUTES
CODE ENFORCEMENT BOARD
February 28, 2017
6:00 p.m.

Code Enforcement Board Members Present:

Charlie Leonard, Chair
Robert Rotondo, Vice Chair
Travis Longpre
Rose Quin-Bare
Joe Tanner
Robert Westbrook

Staff Present

Regina Kardash, Attorney for Code Enforcement Board
Kathy Riley, Code Enforcement Officer
Penny Johnston, Executive Assistant

Chairman Charlie Leonard called the meeting to order at 6:00 p.m., followed by a moment of silence and the Pledge of Allegiance. The roll was called showing all present.

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

1. APPROVAL OF AGENDA

Motion: Ms. Quin-Bare moved, Mr. Rotondo seconded, and the motion carried unanimously to approve the February 28, 2017 Agenda.

2. PUBLIC COMMENTS

None

3. CONSENT AGENDA

- A. Minutes: September 27, 2016 Code Enforcement Board
- B. Minutes: September 27, 2016 Nuisance Abatement Board

Motion: Ms. Quin-Bare moved, Mr. Tanner seconded, and the motion carried unanimously to approve the February 28, 2016 Consent Agenda.

4. PUBLIC HEARINGS

A. Case No. 17-01

William L. Davis (Estate of)
c/o Terry Davis
P.O. Box 1535
Palmetto, Florida 34220-1535

Violation Location: 915 18th Avenue Drive West, Palmetto, Florida 34221
Codes Violated: Palmetto Code of Ordinances, Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2, 3, & 12) and Section 16-27(a), (b), & (c); Chapter 18, Junked, Wrecked, Abandoned or Vacant Property, Article I- In General, Section 18.1, and Article X- Planned Development District Multi-Use (PD-MU), Sec. 10.3 (a, q),

Permitted principal and accessory uses and structures and Appendix B- Zoning Code, Article III Definitions, Sec.3.2 Definition of Terms, Parking Accessory:

Chair Charlie Leonard opened the public hearing. Code Enforcement Officer Kathy Riley offered pictures and a PowerPoint presentation reviewing the violations and condition of the property at 915 18th Avenue Drive West, which is made a part of these minutes. Ms. Riley acknowledged major cleanup had transpired, but the property was still out of compliance. Ms. Terry Davis wants to sell the property, and the neighboring property owner may be an interested buyer, although no price has been discussed. The sale of the property would not excuse the code proceedings. According to Palmetto Code of Ordinances Sec. 2-92, the current owner must disclose in writing, and the new owner has to agree to take the property subject to code proceedings. Ms. Davis estimated violations would be corrected in approximately 30 days.

Mr. Leonard closed the public comment. The Board deliberated, noting that neighbors are supportive of the efforts made by Ms. Davis. Any fines would stay with the property, regardless of ownership.

Motion: Ms. Quin-Bare moved, Mr. Rotondo seconded, and the motion carried unanimously to find the property currently in violation and to provide for 30 days to come into compliance.

B. Case No. 17-02

Vicki Allen
1903 6th Street West
Palmetto, Florida 34221

Violation Location: 1903 6th Street West, Palmetto, Florida 34221
Codes Violated: Palmetto Code of Ordinances, Chapter 7, Article VIII, Section 7-183- No fence or wall shall be erected until a permit is obtained from the building inspector:

Code Enforcement Officer Kathy Riley stated the property has come into compliance. The owner has pulled the appropriate permits, paid fees, and is just the waiting for final inspection.

C. Case No. 17-04

Niel L. and Stacey Stinton
1315 6th Street West
Palmetto, Florida 34221

Violation Location: 1315 6th Street West, Palmetto, Florida 34221
Codes Violated: Palmetto Code of Ordinances, Chapter 6, Animals, Article I-In General, Section 6-3, Noisy Animals as a Nuisance, Chapter 6, Article II, Livestock and Fowl, Section 6-29, Sanitation of lots, stables, sheds and Section 6-31, Fowl; Chapter 16, Health and Sanitation, Article II Nuisances, Section 16-26, Section 16-26 (2), 16-26 (3), 16-26 (8) and 16-26 (12) and Section 16-27(a), (b), & (c) Prohibition and Enforcement; Chapter 17 Housing, Article II, Housing Standards, Section 17-28, Palmetto Property Maintenance Code; Section 301.2 Responsibility, Section 302.1 Sanitation and Section 302.5 Rodent Control; Chapter 18, Junked, Wrecked, Abandoned or Vacant Property, Article I-In General, Section 18.1, Definitions; Appendix B, Zoning Codes, Article III, Supplemental Regulations Section 3.2 Definition of terms; Appendix B, Zoning Codes, Article VI, Supplemental Regulations Section 6.5, Parking of Recreational Vehicles, Appendix B, Zoning Codes, Article VI, Supplemental Regulations Section 6.8 Accessory structures and Florida Building Code 5th Edition (2014) Building- Chapter 1, Scope and Administration, Part 1, Scope and Application Section 105 Permits, A-105.1 Required:

Chair Charlie Leonard opened the public hearing. Code Enforcement Officer Kathy Riley offered pictures and a power point presentation, which are attached and made a part of these minutes. Mrs. Riley acknowledged the effort being made by Ms. Stinton.

Ms. Stacey Stinton shared pictures of the items, scrap metal and yard waste that have already been removed, copies of which have been made a part of these minutes. Ms. Stinton felt the shed should be empty and torn down next week. She admits she is a hoarder, and genuinely hopes to be a recovering hoarder.

Conversation continued about chickens and turkeys on the property. Chair Charlie Leonard closed the public hearing allowing the Board to deliberate. Officer Riley stated she was willing to work with the resident during the cleanup, understanding how large and difficult the task. Attorney Kardash addressed fines for repeat violations and animal violations, including noise and smell specifically for fowl.

Chair Charlie Leonard reopened the public hearing. Ms. Deborah Trudell expressed support for the work Ms. Stinton has done. Ms. Stinton is willing to keep Officer Riley informed of the progress, with photos. She is ready to meet with Neal Mazzei at the car port, but not ready to have Mr. Mazzei and Mrs. Riley in the house yet.

Motion: Mr. Longpre moved, Mr. Tanner seconded and the motion carried unanimously to continue this case until 4/25/17 meeting with the understanding that the respondent will be cooperative with Code Enforcement.

Chair Charlie Leonard introduced Bradley Bowermaster as the most recent member appointed to the Code Enforcement Board.

5. OLD BUSINESS

The Board clarified agenda details regarding public comments and domestic vehicles.

6. NEW BUSINESS

None

Mr. Leonard adjourned the meeting at 7:49 p.m.

Minutes approved: April 25, 2017

Charles W. Leonard
Charles W. Leonard