

**MINUTES  
CODE ENFORCEMENT HEARING**

**City Hall, 516 8<sup>th</sup> Avenue West, Palmetto, FL 34221**

**Special Magistrate: Regina Kardash, Esq.  
June 29, 2021  
6:00 p.m.**

Special Magistrate Regina Kardash called the meeting to order at 6:00 p.m., followed by the Pledge of Allegiance and a moment of silence. Ms. Kardash explained that the hearing was a quasi-judicial proceeding in which she would be making the legal decisions and findings of fact based on relevant evidence presented during the hearing in accordance to the City Code of Ordinances. Both cases had representatives present, and all people wishing to speak were duly sworn.

**1. ADDITIONS OR DELETIONS TO AGENDA**

No changes were made to the agenda.

**2. APPROVE MINUTES**

Magistrate Kardash approved the May 25, 2021 CEH Minutes as written.

**3. PUBLIC HEARINGS**

**A. Compliance Cases**

Magistrate Kardash followed the Agenda as posted.

**B. Case No. 21-02**

James E. Bonelli  
1224 24<sup>th</sup> Avenue West  
Palmetto, FL 34221

Violation Location: 1224 24<sup>th</sup> Avenue West, Palmetto, FL 34221  
Codes Violated: Chapter 7, Article II, Section 7-151- Definitions; section 7-153 – Unfit or unsafe dwelling or structure, declared nuisance

Code Enforcement Officer Don Barajas stated Mr. Bonelli fixed the violations on the property, paid the water bill, as well as satisfied the code and utility liens, so the property is no longer out of compliance.

**SETTLEMENT: Magistrate Kardash deemed the Respondent has brought the property into compliance and no further action is needed.**

**C. Case No. 21-03**

(Jesse Salas- previous owner)  
Sarasota Security Patrol- new owner  
Mr. Chad Ritchie  
1408 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

Violation Location: 1408 8<sup>th</sup> Avenue West, Palmetto, FL 34221  
Codes Violated: Chapter 7, Article VIII- Fences, Section 7-182 –Permit required

Code Enforcement Officer Don Barajas stated the respondent bought the property with an existing fence, and the only addition he did was add barbed wire, but Mr. Ritchie removed the barbed wire immediately. Mr. Barajas said he closed the case because it was in the previous owner's name. He confirmed that no fence permit had been submitted.

Magistrate Kardash clarified that Mr. Ritchie had attended the Code Enforcement Hearing in May. The change of ownership had been established at that hearing and Mr. Ritchie was aware that he needed to submit an after-the-fact permit as well as a permit for the additional fence installation.

Mr. Chad Ritchie restated that Florida Power and Light (FPL), and USA Fencing are both working on the property. He stated FPL finally removed the trees yesterday, and USA fencing will soon be contacting the City for the appropriate permits.

**STIPULATION: Magistrate Kardash issued a compliance date, and gave the Respondent until Monday, July 26, 2021 to apply for a permit. There will be a finding of violation at the next hearing on July 27, 2021.**

4. OLD BUSINESS

None

5. NEW BUSINESS

The next Code Enforcement Hearing is scheduled for Tuesday, July 27, 2021.

Magistrate Kardash adjourned the meeting at 6:09 p.m.

Minutes approved: July 27, 20021

*Regina A. Kardash*

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Regina A. Kardash, Magistrate