

**CITY OF TREASURE ISLAND, FLORIDA**  
LOCAL GOVERNMENT  
**CODE ENFORCEMENT BOARD**  
**MINUTES**  
**CEB MEETING DATE – APRIL 28, 2011**

**1. Call To Order:**

The meet was called to order by Linda Ashley at 3:04 p.m. Ms. Ashley asked that they nominate an acting chair in Mr. Harris' absence. It was moved by Ms. Reiter and seconded by Mr. Kelsey to vote Ms. Ashley for the position of acting chair. Upon voice vote the motion was carried unanimously.

**2. Roll Call:**

Richard Harris (Chair)	Absent
Charles Weinreich	Absent
Frederick Kelsey	Present
Linda Ashley	Present
James R. Ellis	Present
Dominique Reiter	Present

**3. Pledge.**

The pledge of allegiance was lead by Linda Ashley

**4. Approval of minutes.**

It was moved by Mr. Kelsey seconded by Mr. Ellis to accept the January 2011 minutes. Upon voice vote the motion was carried unanimously. Ms. Reiter said she was absent from the last meeting, and asked City Attorney Reiter if she should abstain from voting on the minutes. Ms. Reiter said she watched the last meeting and read the minutes and Ms. Kiefer said she was allowed to vote.

**5. Old Business: CEB 2009-32C, 134 116<sup>th</sup> Ave. Payment of \$29,100.00 received on 03/02/11 to settle code enforcement lien, and \$169.00 for Public Works invoice for mowing.**

Mr. Powell had three announcements. The city received a payment of a code enforcement fine \$29,100 for case CEB 2009-32C. On April 21, 2011 the city received a payment of \$2,150 CEB 2010-12, 11670 5<sup>th</sup> Street. On April 26, 2011, the city received another check for \$2,150 for a code enforcement fine for CEB 2010-11, 294 115<sup>th</sup> Avenue.

**6. New Business:**

No new business.

**7. Swearing of witnesses.**

Del Powell was sworn in by City Attorney Maura Kiefer.

**8. Case Hearings:**

**CEB 2011-03, RJM Communities, LLC, 345 Capri Blvd. Section 68-495, Minimum Property Maintenance Standards.**

Mr. Powell made his presentation. Code Enforcement Board Case #2011-03 before you now is a 4-unit apartment bldg located at 345 Capri Blvd in the City of Treasure Island. The property was inspected on

01/19/11 and was found to be non-compliant due to unfinished construction, open trenches, falling silt fence, standing water, construction materials, unsecured doors and windows. A courtesy notice was posted on the property and mailed to 3 addresses for the owner/LLC with a compliance date of 01/30/11. The property was reinspected on 02/01/11 and a Notice of Violation was posted and sent via first class and certified mail with a compliance date of 02/11/11. The code sections violated are: 68-495, Minimum Property Maintenance Standards.

To come into compliance it is necessary to: Fill trenches, remove standing water, repair silt fence, clean up building materials, and secure the building.

The property was reinspected on February 17, 2011 and a Notice of Hearing was posted and sent to three addresses for the LLC/owner by first class and certified mail with a hearing date of March 24, 2011. On March 18, the hearing was cancelled because the auditorium is not available.

The respondent has been in contact with Mr. Powell and Mr. Schwartz, Building Official and is promising to bring the property into compliance. The property is pretty much in compliance. The trenches have been filled, the doors and windows have been secured, and the silt fence is in place. What is lacking is the building permits to complete the construction. This is a construction project that stopped in the middle due to lack of funding and there is a new contractor. Mr. Powell and Mr. Schwartz met with the owner and the new contractor on April 20, 2011. They were given a copy of the contract stating the property will be completed.

The last inspection was on April 28, 2011 when the property was found to be mostly in compliance. The trenches were filled in, the silt fence erected and the building secured. There is still a lot of work that needs to be done.

The photographs of the property were shown, and the exhibits were admitted as evidence. A motion to accept the documents into evidence was moved by Ms. Reiter and seconded by Mr. Kelsey. Upon voice vote the motion was carried unanimously.

The City requests that the respondent be adjudicated non-compliant as a first time violator and given until May 18, 2011 to come into compliance and assess no fees at this time. They are making an effort and he believes they will be able to get in compliance within the 20 days.

Mr. Ellis asked if the owner had submitted anything in writing to the City indicating what is going to be done. Mr. Powell said they have not. The only thing that was received was a copy of the contract signed by the contractor and the property owner. Ms. Ashley asked if there were any permits, and Mr. Powell said no. The delay is that they have to come up with an estimated value. There are four units. One is completed and the other three are in various stages of completion. They have to determine what needs to be completed in each one in order to get a value to put on the permit. Mr. Powell said he is confident that it will be issued.

Mr. Ellis said there was no information about the contract in the documents Mr. Powell submitted as evidence. Mr. Powell said that on April 20, 2011 the City received a copy of it. Mr. Ellis said the contract is only good if they pull the permits. Mr. Powell stated it was bona fide effort to come into compliance. Ms. Ashley said the board can only adjudicate them and give them a date to comply. Ms. Ashley asked for a motion to adjudicate and give them until May 18, 2011 to come into compliance. It was moved by Ms. Reiter and seconded by Mr. Ellis. Upon voice vote the motion was carried unanimously.

## **9. Adjournment.**

Ms. Reiter made a motion to adjourn the meeting and it was seconded by Mr. Ellis. Upon voice vote the motion was carried unanimously. The meeting was adjourned at 3:16 pm. The next meeting is 3 p.m. on May 26, 2011.