

**CITY OF TREASURE ISLAND, FLORIDA
CODE ENFORCEMENT
CASE NO. CEB 2007-07**

**NOTICE OF VIOLATION
January 31, 2007**

CITY OF TREASURE ISLAND

V.

**Palacio Del Mar LLC
2101 W. Platt Street
Tampa, Florida 33606-1781**

ADDRESS OF VIOLATION:

**11600 Gulf Blvd.
Treasure Island, FL 33706**

**PROPERTY DESCRIPTION: Unoccupied Property.
11600 Gulf Blvd.
Treasure Island, Fl. 33706
District: RFM-30
Parcel ID #233115918900030040**

**Palacio Del Mar LLC
2101 W. Platt Street
Tampa, Florida 33606-1781**

NOTICE IS HEREBY GIVEN that you are in violation of the following Sections of the Code of Ordinances of the City of Treasure Island, Florida. Sub. Sec. 18-37. ,Sec. 68-56., and Sec. 68-53.

ORDINANCE(S)

**Sec. 18-37. Unhealthful accumulations declared public nuisance.
(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse,**

rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitoes or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

(Code 1985, § 10-111(a), (b))

Start of construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348)), includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

VIOLATION TEXT/DESCRIPTION OF VIOLATION:

Property has numerous violations, tall grass, weeds, illegal fence and trash. Several notices of violation have been posted and mailed to your attention.

ACTION REQUIRED:

1. Remove all debris, trim weeds, and cut grass. Keep property maintained at all times.

2. Sec. 68-56. Expiration.

(a) Work as provided for in the building permit shall be started within the time required by the Standard Building Code for the county or the permit shall expire and be cancelled by the city manager. The city manager shall, upon cancellation, give written notice to the applicant.

(b) The start of work is defined as the commencement of the demolition or removal of existing structures in connection with such permit, if such exists, or the permanent placement or attachment of construction materials in accordance with the permit.

(c) All building permits are, subject to start of work provisions in subsections (a) and (b) of this section, valid for a period of one year from the date of issuance. If the work as described within the permit is not complete, extensions of time for periods not exceeding 90 days each may be allowed; and such extensions shall be in writing by the city manager.

(Ord. No. 95-10, § 36-36, 9-19-95)

ACTION REQUIRED:

You must acquire all required plans and permits

Remove Fence, and all signs. Maintain vacant grounds and buildings by clearing all debris, cutting weeds and other over grown vegetation.

Temporary fences. The city manager may upon application being made grant a permit for the placement of a temporary construction fence to be erected during the period of construction and maintained until the issuance of a certificate of occupancy. Such fence may be erected on the lot line of the property upon which construction is being maintained and which shall be reasonably designed to protect the public from intrusion upon the construction site. Under no circumstances shall a certificate of occupancy be issued until the temporary construction fence is removed.

Remove all signs from the property.

Construction signs. Construction signs shall not exceed 32 square feet in area per sign face, except those in the RU-75 single-family district, shall not exceed six square feet in area per sign face. The sign may be displayed only during the time a valid building permit is in force and shall be removed within one week after the certificate of occupancy is granted.

(Ord. No. 95-10, § 36-268, 9-19-95; Ord. No. 96-19, § 1, 11-12-96)

REMOVE FENCE, ALL EQUIPMENT & DEBRIS BY 2/10/07.

3. Sec. 69-53. Expiration.

Permits for construction shall expire six months from the date of the original approval or issuance. This limitation shall not apply when work there under has

begun and has been carried on with reasonable diligence and continuity, but in no event for a period longer than one year from the original approval or issuance thereof. Should construction be delayed after the original start, the building official must be notified prior to proceeding with the work. Permits for repairs to seawalls shall expire 60 days from the date of issuance subject to commencement and continuation of construction as set out in this section for new structures.

(Ord. No. 95-10, § 37-33, 9-19-95)

TIME FOR COMPLIANCE:

The City hereby grants you 10 calendar days within which to achieve compliance or until February 10th, 2007. You may resolve this matter by notifying the Department of Community Improvement, on or before February 10th, 2007 that you have corrected this violation and arranging for an inspection to ensure compliance.

If this violation is not corrected within (10) days of this notice, or by February 10th, 2007, the undersigned shall request a hearing before the Code Enforcement Board of the City of Treasure Island, Florida, or a Special Magistrate. The Board or Magistrate may assess penalties including a fine of up to \$250.00 per day for each day the violation continues to exist after the above compliance date and may cause the violation to be corrected by city employees and the costs incurred placed as a lien against the property.

If you have any question regarding the contents of this Notice, please contact this office immediately at (727)547-4575x239.

CITY OF TREASURE ISLAND

BY: *Carol Kitts*
(Code Enforcement Inspector)

I hereby CERTIFY that a copy of this Notice was furnished by x Regular Mail, x Certified Mail/Return Receipt Requested, _____ Hand-Delivery, or by _____ Delivery at place of residence and/or x Posting and mail, pursuant to F.S. section 162.12 and Section 2-170 of the City of Treasure Island Code of Ordinances, to the above-named addressee on this 10th day of January, 2007..

Carol Kitts
Code Enforcement Inspector