

**MUNICIPAL CODE ENFORCEMENT BOARD
MINUTES OF JUNE 28, 2018**

Members Present:

LeAnne Lake, Chair
Barbara Sofarelli,
Roxana Marsh, Vice-Chair
Carrie Shelby
Douglas Whittington
Bret Shortridge

Staff Present:

Isabella Sobel, City Staff Attorney
Robert Klute, Assist. Community Development Director
Robert Hatton, Building Official
Jenna Knapstein, CEO
Jeff Blakey, CEO
Chase Bergeron, CEO
Charles Barkman, CEO

Commissioner Carroll was present.

Mary Gouge, Board Support Specialist

Codes:

CCEO (Chief Code Enforcement Officer)
CEO (Code Enforcement Officer)
COO (Code of Ordinances)
NOV (Notice of Violation)

CDC (Comprehensive Development Code)
PMC (Property Maintenance Code)
FBC (Florida Building Code)
BOARD (Code Enforcement Board)

Copies of the referenced Property Maintenance Code is on the Dais before each Board Member.

Note to Minutes: All people that spoke before the Code Enforcement Board had been sworn in. The Board had a quorum. There were six Board Members present.

CALL TO ORDER

Chair Lake called the Code Enforcement Board meeting to order at 1:31 p.m. Chair Lake advised that all cell phones to be turned off and to stand for the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Approval of the minutes for May 31, 2018 was presented for approval.

Motion made by Marsh, seconded by Whittington, to approve the May 31, 2018 minutes as printed. **Approved 6/0**

AGENDA REVIEW – CASES NOT BEING HEARD

CEO Blakey stated that the following cases will not be presented before the Board.

02 CESW2018-00065 WALSH, IARA C
Barkman 1720 DUNBAR LN CLEARWATER FL 33756
COO 11-75 INOPERABLE VEHICLES

11 CE2018-00838 RUFFNER, FRANK R JR
Knapstein 851 LAKESIDE DR SW LARGO, FL 33778
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

21 CE2017-01466 KEYSTONE MOBILE HOME PARK INC / REPEAT VIOLATOR Compliance
Bergeron 620 CLEARWATER LARGO RD N LARGO, FL 33770
COO 11-75 INOPERATIVE VEHICLES
COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC
18.1.1A

22 CE2018-00079 KEYSTONE MOBILE HOME PARK INC / REPEAT VIOLATOR Compliance
Bergeron 718 STREMA RD LARGO FL 33770
COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
COO 11-75 INOPERATIVE VEHICLES
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC
18.1.1A

09 CE2018-00710 SANTORO, KIMBERLY
Knapstein 12817 126TH TERR N LARGO FL 33774-2610
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

07 CE2018-00647 MARQUIS, PAUL M Compliance
Knapstein 2335 13TH AVE SW LARGO FL 33770-4708
COO 11-75 INOPERATIVE VEHICLES

PUBLIC HEARING

Chairman Lake asked Ms. Gouge, Recording Secretary, to administer the swearing in of speakers, those who would be presenting testimony before the Board. Chairman Lake presented the procedures and processes of the Code Enforcement Board to the audience. Chairman Lake requested the Board's attorney, Ms. Isabella Sobel, City Staff Attorney, to advise the audience of the procedures and processes of the Board, reduction cases and who may present testimony.

Reduction Cases: Chair Lake stated the guidelines of the dollar amount on the reduction cases. She advised that the Board may or may not reduce a code violation fine. Should the Board elect to reduce a code violation fine, the Board is only authorized by Ordinance to reduce the fine to \$250.00 plus the administrative costs that are associated with the case which are outlined in the agenda.

Testimony: Ms. Sobel advised the audience who may present testimony on the remainder of the cases regarding the testimony. She stated that if they are not the person who is the property owner or the alleged violator named on the agenda or in the Notices for these hearings today, in order to testify that they would need to be called as a witness. The witness must be called by the City or the person (which must be present to name the witness) who is the property owner or the alleged violator named on the agenda or in the Notices. If the alleged violator who was named in the Notices and in the Violation is not present, you would need to have

on your person an original authorized letter signed and dated by the owner or the alleged violator and this authorization letter must be notarized before you will be allowed to speak to this Board.

Quasi-Judicial Board: Ms. Sobel stated that the cases that are being presented before the Code Enforcement Board are quasi-judicial in nature and while they are open to the public only those authorized individuals or those called as witnesses can speak before the Board today.

REQUEST FOR REDUCTION

24 2013050028	CRONE, ALLEN W	Compliance
Mazzeo	11450 126TH TERR N LARGO, FL 33778	Fine Ran: 10/04/2013 – 06/15/2018
	LARGO, FL 33770	1,715 Days @ \$200.00 per day
		Fine Due: \$343,000.00
		Admin. Fee: \$86.30

G

CDC 3202(F)1(C), PMC (STRUCTURE UNFIT FOR HUMAN OCCUPANCY)
CDC 3203(C)12, PMC (EXTERIOR STRUCTURE; WINDOWS, SKYLIGHTS & DOOR FRAMES)
COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS

Present to represent the property was Mr. Jason Batten and Ms. Chrisy Tillis, representatives of Magnate Corporation., LLC. Mr. Batten explained that they had fallen short of the requirements of the City's Lien Forgiveness program. He stated that they have brought back in excessive of the conditions of the property which made it into one of the best properties in the neighborhood. He explained that they knew about the liens; however, they were trying to use the Lien Waiver Program to remove the existing liens but missed it by a couple of days. Mr. Batten provided the before and after photos. He explained that that the house had major fire damage, vagrants, drug activity.

CEO Blakey stated the City has no objection to the reduction.

Ms. Isabella Sobel stated that the minimum reduction for a reduced fine would be \$336.30.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shelby, in Case No. 2013050028 for the property located at 11450 126th Terr N., Largo, FL 33778, to accept the Affidavit of Compliance, the Respondent(s), Allen W. Crone, corrected the violation(s) but did not pay the fine of \$343,000.00 and to approve the Request for Reduction; reduce the fine of \$343,000.00 to \$350.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$350.00 withing 30 calendar days of this order, and if not paid within 30 calendar days of this order, the original fine amount will be due. **Approved 6/0**

14 2015050067 CALDERON, DAVID Compliance
Knapstein 1954 ARVIS CIR W CLEARWATER, FL 33764 Fine Ran: 08/07/2015 - 10/14/2016
434 Days @ \$100.00 per day
Fine Due: \$43,400.00
Admin. Fee: \$86.61 **G**

COO 11-75, INOPERABLE VEHICLE(S) VIOLATION
COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS

Present to represent the property was Mr. Juan Ramirez and his wife, Ms. Facunda Ramez. He stated that they help in trying to rectify a situation in which they did not realize that there was three large liens on the property. They were going to move into the residence; however, they used all their savings to correct all the violations and they have no alternative but to sell the house.

CEO Blakey stated the City has no objection to the reduction.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. 2015050067 for the property located at 1954 Arvis Cir. W., Clearwater, FL 33764, to accept the Affidavit of Compliance, the Respondent(s), David Calderon, corrected the violation(s) but did not pay the fine of \$43,400.00 and to approve the Request for Reduction; reduce the fine of \$43,400.00 to \$340.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$340.00 within 30 calendar days of this order, and if not paid in 30 calendar days, the original fine amount will be due. **Approved 6/0**

19 2016070031 HARBORVIEW MTG LOAN TRUST MTG LOAN Compliance
Knapstein PASS-THROUGH CERT, SERIES 2006-14 Fine Ran: 09/02/2016 - 09/27/2016
1954 ARVIS CIR W 25 Days @ \$150.00 per day
CLEARWATER, FL 33764 Fine Due: \$3,750.00
Admin. Fee: \$81.99 **G**

COO 11-21, MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

Present to represent the property was Mr. Juan Ramirez and his wife, Ms. Facunda Ramez. He stated that they help in trying to rectify a situation in which they did not realize that there was three large liens on the property. They were going to move into the residence; however, they used all their savings to correct all the violations and they have no alternative but to sell the house.

CEO Blakey stated the City has no objection to the reduction.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Whittington, in Case No. 2016070031 for the property located at 1954 Arvis Cir. W., Clearwater, FL 33764, to accept the Affidavit of Compliance, the Respondent(s), Harborview Mtg Loan Trust Mtg Loan Pass-Through Cert, Series 2006-14, corrected the violation(s) but did not pay the fine of \$3,750.00 and to approve the Request for Reduction; reduce the fine of \$3,750.00 to \$340.00; inclusive of

the administrative fee; order that the Respondent(s) to pay the reduced fine of \$340.00 within 30 calendar days of this order and if not paid in 30 calendar days the original fine amount will be due. **Approved 6/0**

20 CE2017-982	HARBORVIEW MTG LOAN TRUST	Compliance
Blakey	1954 ARVIS CIR W CLEARWATER, FL 33764	Fine Ran: 10/20/2017 - 02/16/2018
		119 Days @ \$50.00 per day
		Fine Due: \$5,950.00
		Admin. Fee: \$99.85

G

CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

Present to represent the property was Mr. Juan Ramirez and his wife, Ms. Facunda Raminez. He stated that they help in trying to rectify a situation in which they did not realize that there was three large liens on the property. They were going to move into the residence; however, they used all their savings to correct all the violations and they have no alternative but to sell the house. Mr. Ramirez stated that they had to replace the whole roof and truss.

CEO Blakey stated the City has no objection to the reduction. Responding to The reason why there were different cases is that throughout the years is when the violations occurred due to the failure of the property not being maintained.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2017-982 for the property located at 1954 Arvis Cir. W., Clearwater, FL 33764, to accept the Affidavit of Compliance, the Respondent(s), Harborview Mtg Loan Trust Mtg Loan Trust, corrected the violation(s) but did not pay the fine of \$5,950.00 and to approve the Request for Reduction; reduce the fine of \$5,950.00 to \$350.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$350.00 within 30 calendar days of this order, and if not paid in 30 calendar days, the original fine amount will be due. **Approved 6/0**

23 2015060050	HUMPHREYS, MICHAEL B / HUMPHREYS, DAWN M	Compliance
Mazzeo	805 OLD CHARLESTON WAY	Fine Ran: 09/04/2015 - 11/07/2017
	LARGO, FL 33770	795 Days @ \$75.00 per day
		Fine Due: \$59,625.00
		Admin. Fee: \$82.61

G

COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
COO 11-21, MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS
COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS

Present to represent the property was the attorney for Fannie Mae, Ms. Christie Renardo. She stated that this was a foreclosure property and the Certificate of Title was issued 10/10/2017. It was sold to Fannie Mae who was substituted in the foreclosure. It took 27 days to bring the property into compliance. The lowest amount which the Board is allowed to reduce the fine, inclusive of the administration costs, is \$332.61. She is requesting 120 days to be able to make payment of the reduced fine.

CEO Blakey stated the City has no objection to the reduction. She state

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shelby, in Case No. 2015060050 for the property located at 805 Old Charleston Way, Largo, FL 33770, to accept the Affidavit of Compliance, the Respondent(s), Michael B. Humphreys / Dawn M. Humphreys, corrected the violation(s) but did not pay the fine of \$59,625.00 and to approve the Request for Reduction; reduce the fine of \$5,950.00 to \$333.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$333.00 within 120 calendar days of this order, and if not paid in 120 calendar days of this order, the original fine amount will be due. **Approved 6/0**

FIRST ORDERS

06 CE2018-00675 SFR 2012-1 FLORIDA LLC
Blakey 177 PLUMOSA DR LARGO FL 33771

COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

CEO Blakey spoke on behalf of the City. He read the staff report into the record. CEO Blakey stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required.

Present to represent the property was Ms. Jennifer Diaz, who works for the company. She stated that she did not send in any authorization letter to speak on behalf of the owner of the property. She stated that she is the property manager and also takes care of the vendors and any service orders which the property requires. The Board decided to go forward and hear the case. She stated that the condition of the pool has been corrected. She further stated that they had problems with their current vendor and had since found a new vendor which corrected the violations.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Shelby, in Case No. CE2018-00675 to find the Respondent, SFR 2012-1 Florida LLC in violation of the City of Largo Code of Ordinance 11-21 for the property located at 177 Plumosa Drive, Largo, FL 33771; and assess a fine of \$75.00 per day beginning on July 17, 2018 until compliance is achieved; and order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

01 CESW2018-00061 SMITH, VINCENT J / SMITH, ELIZABETH E
Barkman 171 OVERBROOK ST E LARGO FL 33770

CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

CEO Barkman spoke on behalf of the City. He read the staff report into the record. CEO Barkman stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. He found two sections of fence down long and other parts of the fence in disrepair. Upon re-inspection he found the palm fronds cleaned up and the part of the fence removed.

Present to represent the property was Mr. Vincent J. Smith who stated that he spoke with an inspector after hurricane Irma. Mr. Smith stated that when additional storm water pipes were installed in the front of his street and at the rear of his property along 20th Street, when it rains the storm water drain backs since those installations. The drain where the water backs up causes that street water to surge onto his fence. The road is a busy road and the street water has caused damage to the fence posts and fence panels to weaken and rot. In addition, Mr. Vincent has been medically caring for his wife during the times that he comes home from work which does not leave time to keep maintaining the condition of the fence. Mr. Smith asked the Board for additional time to either remove or correct the fence.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Shelby, in Case No. CESW2018-00061 to find the respondents, Vincent J. Smith and Elizabeth E. Smith in violation of the City of Largo Comprehensive Development Code 18.2.5.B(6) for the property located at 171 Overbrook Street East, Largo, Florida 33770; and assess a fine of \$75.00 per day beginning on August 30, 2018 until compliance is achieved; and order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the board's order. **Approved 6/0**

04 CE2018-00385 PHILLIPS, JIMMY
Bergeron 260 3RD ST NW LARGO FL 33770-3334

CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-75 INOPERATIVE VEHICLES
COO 11-74 STORING OF JUNK ON PROPERTY
CDC 6.1.1 ALLOWABLE USES
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE
IN CDC 18.1.1A

CEO Bergeron spoke on behalf of the City. He read the staff report into the record. CEO Bergeron stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required.

He stated that there were people residing in the inoperable recreational vehicle that was in the back yard. CEO Bergeron stated notice and service was given as required. The property was re-inspected on April 17, 2018 by CEO Bergeron and CCEO Jensen with the Mr. Phillips present and an extension was granted. On April 24, 2018 the property was re-inspected with the same people present and it was determined that additional work needed to be done. An extension was given. On May 3, 2018 the property was re-inspected with the same people present and it was determined that a large amount of debris had been removed; however, the two inoperable recreational vehicles still needed to be removed. Again, another extension was given. On May 15, 2018 upon re-inspection found the recreational vehicle in the rear property still there and an additional recreational in the driveway. Mr. Phillips was given a final extension. A final inspection on June 4, 2018 found that none of the violations had been corrected and that an additional motor home was in the driveway. There was additional trash and debris throughout the property.

Present to represent the property was Mr. Jimmy Phillips. It was determined that Mr. Phillips was previously sworn in. Mr. Jimmy Phillips who stated that he has been trying to remove the items. Chair Lake had questioned Mr. Phillips extensively with regards to the condition of the property.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Whittington, in Case No. CE2018-00385 to find the Respondent, Jimmy Phillips, in violation of the City of Largo Code of Ordinances Sections 11-47, 11-74, and 11-75, the Comprehensive Development Code Sections 6.1.1 and 18.2.5.B(6), and the 2010 Florida Building Code Section 105 for the property located at 260 3rd Street Northwest, Largo, Florida 33770; and to assess a fine of \$250.00 per day beginning on August 6, 2018 until compliance is achieved; and to order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

CONSENT DOCKET

The Respondents in the following cases came into compliance by the date Ordered by the Board. There are no fines due. Request the Board to accept the Affidavits of Compliance.

15	CE2018-00615	DELEWARE, CRYSTAL Bergeron 426 2ND AVE NE LARGO, FL 33770 COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS	Compliance
16	CESW2018-00044	POLYAK, VADIM Barkman 509 BEVERLY AVE NW LARGO, FL 33770 COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS	Compliance
17	CE2017-01779	MHC ELDORADO VILLAGE LLC Blakey 2505 EAST BAY DR 177 LARGO, FL 33771 CDC 18.2.4.F.1.A UNSAFE STRUCTURES	Compliance
18	CE2017-01803	MASON, WILLIAM T Miller 11300 124TH AVE N 3 LARGO, FL 33778 CDC 18.2.4.F.1.A UNSAFE STRUCTURES CDC 18.2.4.F.1.C STRUCTURE UNFIT FOR HUMAN OCCUPANCY CDC 18.2.4.F(2) CLOSING OF VACANT STRUCTURES CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE) CDC 18.2.5.C7 EXTERIOR STRUCTURE (OVERHANG EXTENSIONS) CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT) CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS) CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES) CDC 18.2.5.C14 EXTERIOR STRUCTURE (DOORS)	Compliance

12 CE2018-00110 REYNOLDS, ALMA EST
Bergeron 719 3RD AVE NE LARGO, FL 33770
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-75 INOPERATIVE VEHICLES

Compliance

Motion made by Marsh, seconded by Shortridge, to approve the consent docket without board discussion and including staff background provided in the code enforcement board packets. **Approved 6/0**

AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE & SECOND ORDERS

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

13 CE2018-00370 LEAHY, KIM S Non-Compliance
Knapstein 12120 CROFT DR E LARGO, FL 33774 Was to comply on or before 06/25/2018
Fine is \$150.00 per day
Fine Starts 06/26/2018

CDC 16.4.4B(3) DUTY TO FENCE POOL
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, seconded by Shelby, in Case No. CE2018-00370 to find the Respondent(s), Kim S. Leahy, did not correct the violation(s) on or before June 25, 2018, and to accept the Affidavit of Non-Compliance. **Approved 6/0**

FIRST ORDERS (continued)

03 CESW2018-00076 WILLIAMS, HOPE A
Barkman 1411 9TH ST NW LARGO FL 33770

COO 20-103 STORAGE OR ACCUMULATION OF WASTE ON PREMISES

CEO Barkman spoke on behalf of the City. The staff report was read into the record. CEO Barkman stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. CEO Barkman stated that he has been to this property several times. He has left several door hangers and has spoken with the property owner with regards to the same debris and where the container is to be located.

No one was present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CESW2018-00076 to find the Respondent, Hope A. Williams, in violation of the City of Largo Code of Ordinance, Sections 18.2.5.C5 and 18.2.5.C7 for the

property located at 1411 9th Street Northwest, Largo, Florida 33770; and to assess a fine of \$25.00 per day beginning on July 6, 2018 until compliance is achieved; and to order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

05 CE2018-00708 GULATI, DUSHYANT
Bergeron 145 6TH ST NW LARGO FL 33770

CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)
CDC 18.2.5.C7 EXTERIOR STRUCTURE (OVERHANG EXTENSIONS)

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. CEO Bergeron stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. There were missing and rotten awnings as well as the soffit in disrepair. He has currently been in contact with the owner. As of June 27, 2018 CEO Bergeron re-inspected the property and found that the owner made the necessary repairs. CEO Bergeron still wanted to keep this case on the agenda for a repeat violation status.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Whittington, in Case No. CE2018-00708 to find the Respondent, Gulati, in violation of the City of Largo Comprehensive Development Code Sections 18.2.5.C5 and 18.2.5.C7 for the property located at 145 6th Street Northwest, Largo, Florida 33770; and to assess a fine of \$75.00 per day beginning on July 10, 2018 until compliance is achieved; and to order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

08 CE2018-00701 SCHIMENEK, ERIC L
Knapstein SCHIMENEK, ANGELA
 1161 6TH AVE SW LARGO FL 33770

COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

CEO Knapstein spoke on behalf of the City. The staff report was read into the record. CEO Knapstein stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. CEO Knapstein on the initial inspection found the fence in disrepair and a pool that was green and had stagnant water. Upon re-inspection of the property CEO Knapstein found that the fence had been repaired; however, the pool still had green and stagnant water.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-00701 to find the Respondents, Eric Schimenek and Angela Schimenek, in violation of the City of Largo Code of Ordinances section 11-21 for the property located at 1161 6th Avenue Southwest, Largo, FL 33770; and to assess a fine of \$75.00 per day beginning July 6, 2018 until compliance is achieved; and to order the Respondents to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

10 CE2018-00740 ZACAIM, ABRAHAM
Knapstein 12999 INDIAN ROCKS RD LARGO, FL 33774

2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE
IN CDC 18.1.1A
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CEO Knapstein spoke on behalf of the City. The staff report was read into the record. CEO Knapstein stated the Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. CEO Knapstein found upon inspection a bed and bed frame and other items in the rear yard, the grass and weeds were found in excess of 12 inches, a car with a tarp over the engine and with no valid tag, as well as a green car with no valid tag; and a fence installed without a building without permits. Upon re-inspection on May 30, 2018 found only the inoperable vehicle violations had been rectified.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Sofarelli, in Case No. CE2018-00740 to find the Respondent, Abraham Zacaïm, in violation of the City of Largo Code of Ordinances sections 11-47 and 11-48 as well as the 2010 Florida Building Code, Section 105, Building Without Permits, as adopted by reference in the Comprehensive Development Code, Subsection 18.1.1.A. for the property located at 12999 Indian Rocks Road Largo, FL 33774; and to assess a fine of \$100.00 per day beginning July 6, 2018 until compliance is achieved; and to order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

IX. FORECLOSURES

XI. OTHER

XII. ADJOURN

Chair Lake, finding that there was no further presentations to present before the Board, called for the meeting to adjourn, time was 2:28 p.m.

Respectfully submitted,
Mary Gouge, Board Support Specialist