



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Code Enforcement Board

Thursday, July 6, 2017

10:00 AM

Council Chambers

I. Call to Order

A Regular Meeting of the Municipal Code Enforcement Board was held this date in Council Chambers at City Hall. Chair Robert Young called the meeting to order at 10:00 a.m.

II. Roll Call

Present 6 - Jon Preiksas, John Burton, Chair Bobby Young, Judith Keeler, Margaret Fiedler and Patrick Reilly
Absent 1 - Mike Pakledinaz

Also Present

Liaison Council Member Jeanette Gates, City Attorney Dave Persson, Code Enforcement Inspector Debbie Sanacore, and Assistant City Clerk Heather Taylor.

III. Approval of Minutes

[17-2419](#)

Minutes of the November 3, 2016 Regular Meeting

A motion was made by Mr. Burton, seconded by Ms. Fiedler, that the Minutes of the November 3, 2016 meeting be approved as written. The motion carried by voice vote unanimously.

V. Public Hearing

Without objection, Mr. Young reordered the agenda to hear this item at this time.

[17-03AP](#)

Request for Reduction of Fines From \$47,625 to \$10,000, Code Enforcement Board, Case No. 16-21, Stephanie Tancey, 900 Laurel Avenue, Ordered July 19, 2016, Instrument Number 2016097877 in the Amount of \$125 Per Day for Violation of Section 34-81(a)(b) Totaling \$7,125 and \$125 Per Day for Violation of Section 90-204(a) Totaling \$40,500(Quasi Judicial)

Mr. Preiksas noted a conflict of interest due to the applicant being a personal friend and client and recused himself.

Mr. Persson stated the case is not quasi judicial and noted the procedure to follow regarding fine reduction and the boards authority for

fine reduction and questioned the board regarding conflicts of interest and ex-parte communications. There were no other conflicts of interest and no ex-parte communication.

Ms. Sanacore spoke to her experiences and qualifications and reviewed the case to include previous orders issued and responded to board questions regarding compliance dates.

Stephanie Tancey, applicant, requested fine reduction, noted there was a permit issued, and spoke to the building department not having permits on record from 1998, steps taken to come into compliance for both violations, and the potential sale of the home, and responded to board questions regarding proof of payment dates for services rendered to the home.

Mr. Persson spoke to determination of fine reduction.

Ms. Tancey responded to Mr. Persson's questions regarding reason for reduction of fine and proposed amount of fine to be paid.

Discussion took place regarding cooperation of applicant during process and attendance at prior meetings.

Ms. Tancey responded to board questions regarding criteria to reduce fine to include financial hardship, assets, and error in record.

Mr. Young closed the public hearing.

Discussion took place regarding errors in the record, criteria for reduction, and consideration of fine compliance date.

A motion was made by Mr. Burton, seconded by Ms. Fiedler, that based on the sworn testimony and evidence presented, the board approves the fine reduction request from \$47,625 to \$10,000. The motion carried by the following vote:

Yes: 5 - Mr. Burton, Mr. Young, Vice Chair Keeler, Ms. Fiedler and Mr. Reilly

Absent: 1 - Mr. Pakledinaz

Abstain: 1 - Mr. Preiksats

IV. New Business

17-2826

Election of Chair and Vice Chair

Mr. Young and Ms. Keeler both stated they are willing to continue as chair and vice chair.

A motion was made by Mr. Preiksats, seconded by Mr. Burton, that Mr. Young and Ms. Keeler continue as chair and vice chair respectively. The motion carried by voice vote unanimously.

VI. Future Agenda Items

This item was not discussed.

VII Audience Participation

No one signed up to speak.

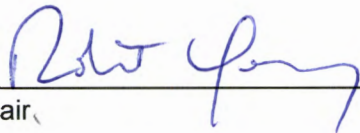
In response to Ms. Keeler's question, Ms. Taylor clarified that the mover and seconder of motions are noted following the item in bold format.

Discussion took place regarding potential reduction in board size, lack of cases, difference in quasi judicial board versus advisory board, and code enforcement staffing.

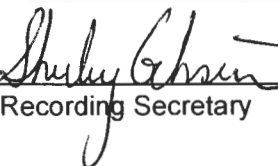
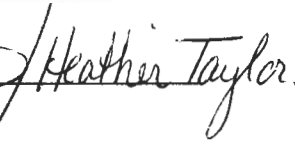
There was consensus to remain a board of seven members.

VIII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:31 a.m.



Chair

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Recording Secretary