



# City of Venice

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

## Meeting Minutes Code Enforcement Board

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Thursday, April 5, 2018

10:00 AM

Council Chambers

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### 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** 7 - Jon Preiksas, John Burton, Chair Bobby Young, Judith Keeler, Patrick Reilly, George Struble and Richard Hale

### Also Present:

Liaison Council Member Fred Fraize, Assistant City Attorney Kelly Fernandez, Code Enforcement Supervisor Jim Davis, Code Enforcement Inspector George Nixon, Code Enforcement Inspector Debbie Sanacore, Development Services Director Jeff Shrum and Assistant City Clerk Heather Taylor.

### III. Audience Participation

No one signed up to speak.

### IV. Approval of Minutes

18-3224 Minutes of the March 1, 2018 Regular Meeting

A motion was made by Mr. Burton, seconded by Vice Chair Keeler, that the Minutes of the March 1, 2018 meeting be approved as written. The motion carried by voice vote unanimously.

### VI. New Business

Case No. Venice Lodge No. 1308 Loyal Order of Moose Inc., 111 N. Auburn Road  
17-424 #1, Violation of the City of Venice Code of Ordinance Chapter 90,  
Buildings and Building Regulations, Section 90-204(a), Permits and Fees  
Without objection Mr. Young reordered the agenda to hear this case first.

Mr. Young called the case.

Ms. Fernandez queried board members on ex-parte communication and

conflicts of interest. There were no ex-parte communication. Mr. Reilly disclosed that he is a member of the lodge but can be fair and impartial in his decision.

Mr. Young opened the public hearing.

Deborah Sanacore, being duly sworn, reviewed the case to include inspection of violation, photograph of shed, communication with president of the organization, and final inspection and responded to board questions regarding the size and location of the shed, adjacent properties, most recent date of communication with representative of the organization, dates of notice of violation, where notices were delivered, and options to come into compliance.

Jim Davis, being duly sworn, responded to board questions regarding communication between the organization and the planning department with regards to obtaining a building permit, and options for compliance.

Jeff Shrum, being duly sworn, spoke to discussions with the organization to include other projects that may be delaying compliance, expansion of the building, and possibly adding an additional shed and stated no action has been taken.

Ms. Sanacore provided clarification regarding the date typo on the notice of service/notice of violation signed on February 14, 2018.

Mr. Davis spoke to the changes in process within the code enforcement department.

Mr. Young closed the public hearing.

Discussion took place regarding who was served the notice.

A motion was made by Mr. Preiksats, seconded by Vice Chair Keeler, that in Case No. 17-424, Venice Lodge No. 1308, Loyal Order of Moose Inc., 111 N. Auburn Road #1, based on the sworn testimony and evidence presented, the Board finds Respondent in violation of Section 90-204(a) of the City Code of Ordinances, and that the Respondent(s) be given until May 5, 2018 to correct the violation by removing the shed or filing for and retaining a permit. Should the Respondent fail to comply with this order within the timeframe set forth herein, a fine may be imposed of up to \$250.00 per day for each day the violation continues beyond the time specified herein for compliance. This case will be heard at the June 7, 2018 Code Enforcement Board meeting beginning at 10:00 a.m. to determine if the order has been complied with and whether a fine should be imposed.

Discussion took place regarding reasonable timeframe to have a permit approved.

Ms. Fernandez spoke to the need to have a permit to be in compliance.

Mr. Shrum suggested that a status could be provided at the June meeting with the motion as is.

Discussion continued on giving a set date to to correct the violation and action should a permit be held due to no negligence of the applicant.

Mr. Preiksats amended his motion to read; based on the sworn testimony and evidence presented, the Board finds Respondent in violation of Section 90-204(a) of the City Code of Ordinances, and that the Respondent(s) be given until June 5, 2018 to correct the violation by obtaining a permit or removing the shed. Should the Respondent fail to comply with this order within the timeframe set forth herein, a fine may be imposed of up to \$250.00 per day for each day the violation continues beyond the time specified herein for compliance. Vice Chair Keeler seconded the amendment. This case will be heard at the June 7, 2018 Code Enforcement Board meeting beginning at 10:00 a.m. to determine if the order has been complied with and whether a fine should be imposed. The motion carried by the following vote:

Yes: 7 - Mr. Preiksats, Mr. Burton, Chair Young, Vice Chair Keeler, Mr. Reilly, Mr. Struble and Mr. Hale

## V. Unfinished Business

Case No.  
16-824

700 Gene Green Rd., 700 Gene Green LLC., Violation of the City of Venice Code of Ordinance Chapter 66, Article III, Section 66-102; Tax Levied; Local Business Tax Required, Chapter 86, Article IV, Section. 86-49(b)(1); Site and Development Plan and Zoning Review, Article V, Division 1, Section 86-59(b); Zoning District Regulations Generally, Chapter 90, Article IV, Division 3, Section 90-204(a); Permits and Fees, Chapter 94, Article II, Section 94-31(a); Required Exceptions, and Chapter 122, Article V, Division 1, Section 122-400; Moving of Buildings or Structure

Ms. Fernandez queried board members on ex-parte communication and conflicts of interest. There were none.

Ms. Fernandez left the dais at 10:28 a.m. and did not return.

Mr. Young opened the public hearing.

George Nixon, being duly sworn, presented the case and requested the case be dismissed with the understanding that if business activity should occur prior to completion of the site and development plan a new case would be brought before the board.

Mr. Young closed the public hearing.

A motion was made by Vice Chair Keeler, seconded by Mr. Struble, that based on the sworn testimony and evidence presented, the case be dismissed. The motion carried by the following vote:

Yes: 7 - Mr. Preiksats, Mr. Burton, Chair Young, Vice Chair Keeler, Mr. Reilly, Mr. Struble and Mr. Hale

## VII. Updates

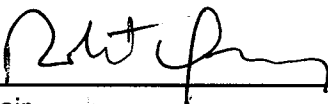
Mr. Davis provided an update to include less complaints being received, public education, construction and remodeling without permits, weekly inspections in the downtown historic district, two projects the department is working on to include business tax receipts and resort dwellings.

## VIII. Future Agenda Items

There were none.

## IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:28 a.m.

  
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Chair

  
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Recording Secretary