

**DUNEDIN CODE ENFORCEMENT BOARD  
REGULAR MEETING OF TUESDAY, OCTOBER 1, 2019  
CITY HALL – 542 MAIN STREET – 2:00 PM**

**PRESENT:** Chair Michael Bowman and Vice-Chair Lowell Suplicki; Members Arlene Graham, Ken Carson, William Motley and Dave Pauley; Alternate Member Gordon Chize

**ABSENT:** Member Bunny Dutton

**ALSO PRESENT:** City Attorney Tom Trask, Secretary to the Board Joan McHale, Code Enforcement Inspector Tom Colbert, Code Enforcement Inspector Michelle Gilbert, Pinellas County Sheriff's Deputy Klapka and twenty attendees.

Chair Bowman called the meeting to order at 2:00 P. M. and explained the purpose of this Board and meeting procedures to those in attendance.

**APPROVAL OF MINUTES**

Approval of the Minutes from Regular Meeting of August 6, 2019

**MOTION:** Mr. Carson moved to approve the minutes of the regular meeting of the August 6, 2019. Second was made by Vice-Chair Suplicki.

**VOTE:** Motion carried unanimously.

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Ms. McHale swore in Code Enforcement Inspector Tom Colbert and Code Enforcement Inspector Michelle Gilbert.

**AFFIDAVITS OF COMPLIANCE**

Chair Bowman advised those in attendance that if their case number was called, they did not need to attend the meeting unless they were attending for a request for fine reduction.

1. DCEB 18-437 City vs. RESITL1 BORROWER LLC
2. DCEB 18-786 City vs. JOHN J KUHLING
3. DCEB 18-903 City vs. RICHARD A LOTHROP / ROBIN B BIELENIN *(Also Old Business)*
4. DCEB 19-123 City vs. HELEN JOY HORTON FAMILY TRUST
5. DCEB 19-142 City vs. JOHN T BUCK
6. DCEB 19-143 City vs. JOHN T BUCK
7. DCEB 19-254 City vs. STEVEN CHRISTOPHER TROIANO
8. DCEB 19-267 City vs. KRISTEN ANN KOLDHOFF
9. DCEB 19-296 City vs. OUTBIDYA INC
10. DCEB 19-375 City vs. SELVIYE TZEKAS
11. DCEB 19-398 City vs. WORLD OF BOATS LLC
12. DCEB 19-410 City vs. ANGELINE TRUST CHACONAS/ANGELINE CHACONAS TRE  
*(Also Old Business & Other Business)*

**MOTION:** Mr. Carson moved to accept the Affidavits of Compliance. Second was made by Mr. Motley.

**VOTE:** Motion carried unanimously.

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OLD BUSINESS

1. **DCEB 18-903 City vs. RICHARD A LOTHROP/ROBIN B BIELENIN** (*Also Affidavit of Compliance*)  
*1731 Solon Avenue*  
Violation of the International Property Maintenance Code Section 302.40VERGROWTH OF WEEDS/GRASS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 18-903:

- At the meeting of August 6, 2019 this Board ordered compliance by August 9, 2019 or a fine of \$50.00 per day would be imposed.
- As of inspection on August 14, 2019 the violation remains.
- An Affidavit of Non-Compliance is being submitted for consideration.
- An Affidavit of Compliance has also been submitted as the respondent came into compliance after the compliance date.

**MOTION:** Ms. Graham moved in case DCEB 18-903 to accept the Affidavit of Non-Compliance.  
Second was made by Mr. Motley.

Ms. Graham asked if \$50.00 is still owed and Ms. Gilbert stated there was a short period of non-compliance.

Vice-Chair Suplicki asked if Ms. Gilbert was looking for a repeat violation on this and she advised she was not for this respondent.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

2. **DCEB 19-148 City vs. ORA IMOGENE MARTIN TRUST/GARY W LYONS TRE**  
*514 Beltrees Street*  
Violation of the Land Development Code Section 105-31.13.5 DRIVEWAY CONSTRUCTION

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-148:

- At the meeting of August 6, 2019 this Board ordered compliance by September 17, 2019 or a fine of \$250.00 per day would be imposed.
- As of inspection on September 18, 2019 the violation remains.
- An Affidavit of Non-Compliance is being submitted for consideration.
- The respondent did not contact her; however, did submit a roofing permit only. They have done no work until recently which was September 25, 2019 they got their first inspection which was a dry-in. She has checked weekly to see if anything has been happening and there has been nothing.

**MOTION:** Mr. Motley moved in case DCEB 19-148 to accept the Affidavit of Non-Compliance. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

**3. DCEB 19-244 City vs. ORA IMOGENE MARTIN TRUST/GARY W LYONS TRE**

*514 Beltrees Street*

Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Violation of the International Property Maintenance Code Section 304.7 ROOFS AND DRAINAGE

Violation of the International Property Maintenance Code Section 305.1 INTERIOR STRUCTURE – GOOD REPAIR

Violation of the International Property Maintenance Code Section 305.3 INTERIOR SURFACES

Violation of the International Property Maintenance Code Section 504.1 PLUMBING – GOOD REPAIR

Violation of the International Property Maintenance Code Section 605.1 ELECTRICAL – INSTALLATION SAFE

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-244:

- At the meeting of August 6, 2019 this Board ordered compliance by September 17, 2019 or a fine of \$200.00 per day would be imposed.
- As of inspection on September 18, 2019 the violations remain.
- An Affidavit of Non-Compliance is being submitted for consideration.

Mr. Motley verified with Ms. Gilbert this is the same address as the previous case and there has been no contact. Ms. Gilbert explained the first case was for the driveway which the respondent at the last meeting said they would not do the driveway until the roof was finished because of the heavy equipment that would be going in; they submitted an application for a roof permit on August 19; however, never had any work done until in the last week.

**MOTION:** Mr. Motley moved in case DCEB 19-244 to accept the Affidavit of Non-Compliance. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

**4. DCEB 19-277 City vs. DEBRA S MIKELS**

*1365 Windmoor Drive*

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Violation of the International Property Maintenance Code Section 302.8 INOPERATIVE MOTOR VEHICLES

Ms. McHale swore in Debra Mikels.

Ms. Gilbert reviewed case DCEB 19-277:

- At the meeting of July 2, 2019 this case was heard and the respondent had an extension request at which time the Board ordered the violation be corrected by August 30, 2019 or a fine of \$250.00 per day would be imposed.
- As of inspection on September 9, 2019 the violation remained for the vehicles only; the grass has been cut and has been maintained, they have taken care of the weeds in the back with the hill. She is willing to give another extension based on the respondent's circumstance.

- An Affidavit of Non-Compliance is being submitted for consideration.

Ms. Gilbert advised the respondent's husband is ill and she has been doing her best to get everything completed and it is just her.

Ms. Mikels explained they did have a setback that put them behind, but they keep plugging away trying to get everything taken care of.

Chair Bowman asked what she needed to get to that point and Ms. Mikels thought she would have been there by now, but it is more overwhelming than she imagined; she has two vehicles to get plates and insured or moved.

Mr. Motley inquired whether or not there had been any additional complaints and Ms. Gilbert advised there had not been and the main complaint was the grass.

Chair Bowman asked what she thought would be a fair date to get the two vehicles taken care of or moved and Ms. Mikels explained over 4 weeks she has 7 days off work that she can do this and try to have it done by the end of the month again.

Ms. Gilbert advised the City had no objection.

**MOTION:** Vice-Chair Suplicki moved in case DCEB 19-277 to extend the compliance date to October 30, 2019. Second was made by Mr. Motley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

**5. DCEB 19-309 City vs. MONDI GJONI**

*1444 Overcash Drive*

Violation of the International Property Maintenance Code Section 304.15 DOORS-EXTERIOR

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-309:

- At the meeting of August 6, 2019 this Board ordered compliance by August 12, 2019 or a fine of \$100.00 per day would be imposed.
- As of inspection on August 16, 2019 the violation remains.
- An Affidavit of Non-Compliance is being submitted for consideration.

When Mr. Pauley inquired if there had been any communication, Ms. Gilbert advised there was from the tenant; however, nothing from the owner and no evidence of permits.

**MOTION:** Mr. Pauley moved in case DCEB 19-309 to accept the Affidavit of Non-Compliance. Second was made by Mr. Chize.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

**6. DCEB 19-376 City vs. LUCIENNE S EST VALLON**

*1581 Roxburg Lane*

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Chair Bowman determined the respondent was not present.

Mr. Colbert reviewed case DCEB 19-376:

- At the meeting of August 6, 2019 this Board ordered an extension to the compliance date to be in compliance by August 30, 2019 or a fine of \$250.00 per day would be imposed.
- As of inspection on September 11, 2019 the violation remains.
- An Affidavit of Non-Compliance is being submitted for consideration.
- There has been no contact with the property owner.

Vice-Chair Suplicki inquired if anyone is living at the property.

Mr. Colbert advised there is a gentleman living there and when he inspected he did notice the pool water was black which generated another violation notice. He tried to contact the owner many times by phone and leaving business cards and he does not usually get a call back; he acknowledged the property was posted as usual.

**MOTION:** Mr. Carson moved in case DCEB 19-376 to accept the Affidavit of Non-Compliance. Second was made by Mr. Pauley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

7. **DCEB 19-410 City vs. ANGELINE TRUST CHACONAS/ANGELINE CHACONAS TRE**  
*840 Broadway*  
Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-410:

- This case also had an Affidavit of Compliance, an Affidavit of Non-Compliance and a Request for Fine Consideration.
- At the meeting of August 6, 2019 this Board ordered compliance by August 30, 2019 or a fine of \$100.00 per day would be imposed.
- As of inspection on the computer records August 30, 2019 the violation remained.
- An Affidavit of Non-Compliance is being submitted for consideration.
- The respondent did not submit a permit application until after the compliance and were in non-compliance for approximately 4 days.

Mr. Chize verified with Ms. Gilbert the respondent is in compliance; however, was not in compliance for 4 days.

**MOTION:** Vice-Chair Suplicki moved in case DCEB 19-410 to accept the Affidavit of Non-Compliance. Second was made by Mr. Motley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

8. **DCEB 19-423 City vs. BELTREES PLAZA I LAND TRUST / c/o S C TRUSTEE SERVICES LLC**  
*660 Beltrees Street*  
Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED  
Violation of the Land Development Code Section 105-29.1.3 SIGNS - PROHIBITED

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-423:

- At the meeting of August 6, 2019 this Board ordered compliance by August 30, 2019 or a fine of \$250.00 per day would be imposed.
- As of inspection of the permit submittals on September 6, 2019 the violations remain.
- An Affidavit of Non-Compliance is being submitted for consideration.

Mr. Motley recalled this case was a sign issue that had to be resolved.

Ms. Gilbert explained the sign has to be moved to a different portion of the property because where they proposed to put it was not going to work. The respondent did get together with the person who did the engineering before, but he said they needed a Civil Engineer. The respondent did contact her on Friday to let her know they did get in contact with a Civil Engineer and it is in the works drawing up the plans for the proposed dumpster site.

**MOTION:** Mr. Motley moved in case DCEB 19-423 to accept the Affidavit of Non-Compliance. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

9. **DCEB 19-436 City vs. ANDREA H & CARL S DIVITO**  
*1635 Dale Circle N*  
Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Ms. McHale swore in Carey Schwidel, tenant, brother of owner.

Ms. Gilbert reviewed case DCEB 19-436:

- At the meeting of August 6, 2019 this Board ordered compliance by August 16, 2019 or a fine of \$200.00 per day would be imposed.
- As of inspection of the computer records on August 19, 2019 the violation remains.
- An Affidavit of Non-Compliance is being submitted for consideration.
- The respondent did submit plans for the windows on August 15, 2019; they were approved on August 19, 2019; they were sent an email on August 20, 2019 and they did not pick up the permit until August 27, 2019.

Mr. Schwidel stated:

- He guessed the contractor left the window part off the permit; this is all new to him.
- He has been living there since they bought it to help him take care of his father who passed a few years ago.
- He pays all the bills and does all the repairs.
- He was there before the 16<sup>th</sup> and he did the add-on, but when they asked if he was an employee of the company he said no and they could not take the check or he couldn't sign for it. The contractor had to come back into town and he signed for it and he guesses that is why it ended up on the 19<sup>th</sup>.
- Everything was done properly and he just wants to get the final inspection.

- MOTION:** Mr. Carson moved in case DCEB 19-436 to accept the Affidavit of Non-Compliance. Second was made by Mr. Motley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman explained to Mr. Schwidel he needs to speak with Ms. Gilbert and file for a fine reduction or waiver. He explained the contractor should have been there on time and legally only a representative from the company can pick up the permit.

Mr. Schwidel stated when he was there he asked if this would effect anything and they no they had it that he was there on paper and just have the contractor come down. Had he known he would have told the contractor he had to come immediately.

Ms. Gilbert advised to be clear this was a stop work order as they were doing work without a permit and the City has been working with them, but these are simple things that could have been paid on line.

- 10. DCEB 19-451 City vs. JOHN P KALIVAS REV TRUST**  
*368 Patricia Avenue (MG)*  
Violation of the Dunedin Code of Ordinances Section 70-72(a) BUSINESS TAX RECEIPT REQUIRED

Chair Bowman determined the respondent was not present.

Ms. Gilbert advised in case DCEB 19-451 she was requesting a motion to quash for the following reasons:

- Not currently doing business, but they still have active utilities.
- There is no record of ownership signing annual renewal forms and returning them to the City stating the business was closed with the date of closure attached.
- Going forward if they want to open that business they will have to reapply for a Business Tax Receipt.

**MOTION:** Vice- Chair Suplicki moved in case DCEB 19-451 to quash the previous Order of the Board. Second was made by Mr. Carson.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

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### NEW BUSINESS

- 1. DCEB 18-350 City vs. JOHN LISEY & WENDY A MEO**  
*1809 Douglas Avenue*  
Violation of the Land Development Code Section 105-27.1.1 (f) BOATS, RV's, TRAILERS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-350:

- The violation existed on a single family residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.

- The property was inspected by Code Inspector Colbert on March 27, 2018 and a notice of violation was sent to the owner with a requested compliance date of April 4, 2018.
- The violation includes the open parking or storage of boats as prohibited in a residential area.
- She has spoken to the respondent who is now aware he cannot park the boat in his front yard and he has moved it.

Ms. Gilbert submitted into evidence photographs taken on March 27, 2018, October 11, 2018, March 28, 2019 and August 21, 2019. She recommends the Board find the respondent was in violation after the requested compliance date of April 4, 2018; however, is currently in compliance in order for any future violations within the next 5 years to be considered repeat violation.

**MOTION:** Vice-Chair Suplicki moved to find in case DCEB 19-350 based on testimony, evidence and facts presented was in violation of the Land Development Code Section 105-27.1.1(f) after the requested compliance date of April 4, 2018 on the Notice of Violation; however, is now in compliance. Any future violation in the next five (5) years will be considered a repeat violation. Second was made by Mr. Motley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**2. DCEB 18-825 City vs. JOHN P ST HILAIRE & JULIE FRASE**

*340 Socrates Drive*

Violation of the International Property Maintenance Code Section 304.7 ROOFS AND DRAINAGE

Ms. McHale swore in Julie Frase.

Mr. Colbert reviewed case DCEB 18-825:

- The violation exists on a single family residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto on August 15, 2018 and a notice of violation was sent to the owner with a requested compliance date of January 31, 2019.
- The violation includes the roof that is in disrepair as evidenced by the placement of the tarp.
- He recalled in this case that Mr. Kepto had spoken with the owner who had a series of bad things happen and the case has been on the back burner; however, the City continued to receive complaints and is trying to resolve the issue.

Mr. Colbert submitted into evidence photographs taken on July 20, 2018 and June 28, 2019. He recommends a compliance date of October 13, 2019 or a fine of \$50.00 per day thereafter for non-compliance.

Ms. Frase stated:

- She worked on getting the roof repaired.
- She had two different colored tarps.
- She did get it repaired, but then she had to have emergency brain surgery on October 9, 2018 and then again October 12, 2018 and then again on December 11, 2018. That on top of a divorce she has not been able to get it done. The divorce was on April 22 and there was supposed to be a ruling in two to three weeks and they still have not gotten a ruling, so it is a matter of who is responsible.

When Chair Bowman asked if she was living in the house, Ms. Frase stated she was.

Chair Bowman explained the City is receiving complaints on this so the Board needs to have an idea of when it can be taken care of.

Mr. Frase explained she goes back in for surgery in about a month and then she should be good; she did not know. Her next divorce meeting is on November 19 so on that day she should know the ruling about who the house belongs to.

Chair Bowman explained it makes it difficult when citizens are complaining and Ms. Frase commented she lives next to a chronic complainer. Chair Bowman noted he has a right if there are tarps on the roof and there has to be a date when this can be done.

Mr. Motley noted this case is over a year old and while he understands all the circumstances the Board has an obligation to the neighbors and the City as whole to keep the community looking good. A year is long enough and she needs to have a contractor or someone to take care of the situation. The City is asking for a compliance date of October 13, 2019 and if that is the case she needs to be moving on this.

Vice-Chair Suplicki asked if there is chance that the other owner would end up with the house and Ms. Frase stated she did not think so, but she really did not know. Vice-Chair Suplicki stated whoever owns the house it has to be fixed and Ms. Frase indicated she understood, but until the judge says the house is hers she does not have the money to fix it; she could do some homeowner repairs and get the tarp off.

Chair Bowman noted the house is currently in both names and the Board will have to come up with a date for compliance.

Mr. Motley suggested setting a date and then the respondent can always come back.

Mr. Pauley clarified with Ms. Frase she is living in the house now and the roof situation is not causing her any discomfort.

City Attorney Trask inquired if the home is in foreclosure and when Ms. Fraser indicated that it is he asked if it is almost ready to be completed she stated they have a mediation on Monday, the 7<sup>th</sup> and however the ruling goes with the judge she will pull it out of foreclosure if the judge says it is hers.

**MOTION:** Mr. Motley moved to find in case DCEB 18-825 based on testimony, evidence and facts presented in law that at the time of the alleged violation the International Property Maintenance Code Section 304.7 was in full force and effect and the Respondents are found in violation thereof and that the Respondents shall come into compliance by October 13, 2019 or suffer a fine of \$250.00 per day. Second was made by Vice-Chair Suplicki.

Vice-Chair Suplicki suggested amending the motion to a later compliance date; Mr. Motley did not wish to amend the motion. Vice-Chair Suplicki let his second stand.

**VOTE:** Motion carried 6 - 1 with Ms. Graham, Messrs. Carson, Motley, Pauley and Suplicki voting aye. Chair Bowman voting aye. Voting nay, Mr. Chize.

Chair Bowman reviewed the Finding and Order of the Board.

Chair Bowman explained if Ms. Frase gets the house she can get everything taken care of and then ask for a fine reduction.

Vice-Chair Suplicki noted Ms. Frase should contact Mr. Colbert and he could advise her regarding the process once she gets everything timely filed.

**3. DCEB 19-131 City vs. GEIGLE PROPERTIES LLC**

*757 Main Street*

Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Violation of the Land Development Code Section 105-31.13.5 DRIVEWAY CONSTRUCTION

Ms. McHale swore in Sara Geigle of 757 Main Street and Sandy with Albanese Remax Action First

Ms. Gilbert reviewed case DCEB 19-131:

- The violations existed on a commercial (vacation rental) property that is currently vacant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto on February 11, 2019 and a notice of violation was sent to the owner with a requested compliance date of March 8, 2019.
- The violations include a building permit required for alterations, installations or renovations to a structure which includes, but limited to new electrical, windows, exterior doors; rebuilt exterior stairs front and rear; interior renovations including the removal of interior walls that may be load bearing; installation of windows and installation of siding. Also the shell driveway and parking area does not meet the City requirements, the concrete curbing holding the shell in place is missing.
- Today the driveway construction plans were finalized and put through; therefore, there is compliance with the permits and now only inspections need to be done.

Ms. Gilbert submitted into evidence photographs taken on March 2016, April 2017 and May 2018. She recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within 5 years to be considered repeat violation.

Chair Bowman reiterated since they have the permits they are in compliance now; however, there was an initial compliance date from the City to come into compliance which was not met. He explained that the Board looks at this as if they do something again without getting the permits first then if the Board determines it is a repeat violation the fine could be up to \$500.00 a day if it is done again. Right now they are in compliance with the permit.

Ms. Geigle asked if she was in compliance with the driveway and Ms. Gilbert explained she should have received something from the Permit Technician this morning with the recommendations from Planning and Zoning and she just has to comply with that.

Chair Bowman noted a permit is usually good for 6 months so if it is all completed and the inspections are done then that is good.

Ms. Gilbert explained the contractor for the respondent has to call in for the inspections.

When Ms. Geigle explained her contractor had been injured and would be in and out of surgery, Vice-Chair Suplicki explained there is a form that will assign her the ability to an agent for the contractor and pick up the papers and if that has been done then she can pick up the permit. Ms. Gilbert confirmed that paperwork was already filled out and now she just needs to call the City of Dunedin Inspection Line and they will help.

Ms. Geigle explained the reason she did not meet the compliance date was that her contractor cut off half of her hand that delayed the process.

Vice-Chair Suplicki inquired if an Affidavit of Compliance is needed and City Attorney Trask advised the testimony of Ms. Gilbert is better than a piece of paper.

- MOTION:** Ms. Graham moved to find case DCEB 19-131 was in violation of the Florida Building Code Section 105.1 and the Land Development Code Section 105-31.13.5 after the requested compliance date of March 8, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) years will be considered a repeat violation and subject to fines of up to \$500.00 per day. Second was made by Mr. Carson.
- VOTE:** Motion carried 6 - 1 with Ms. Graham, Messrs. Carson, Motley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, Mr. Pauley.

Chair Bowman reviewed the Finding and Order of the Board.

Chair Bowman reiterated to always get a permit before beginning any type of construction.

- 4. DCEB 19-199 City vs. C G 103 LLC**  
*101 Palm Boulevard*  
Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Ms. McHale swore in Craig Grippe, Manager of 105 Palm Boulevard.

Ms. Gilbert reviewed case DCEB 19-199:

- The violations are at 101, 103 and 105 Palm Boulevard.
- The violation exists on a residential property that is unclear whether currently it is occupied or vacant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto on February 28, 2019 and a notice of violation was sent to the owner with a requested compliance date of April 12, 2019.
- The violation includes a building permit required for alteration, construction or installation of structures or parts thereof including, but not limited to removal or replacement of the double glass sliding door on the west side, the shed on the south side of the structure, the removal of the prior existing shed and replacement of the tiki type structure, the electrical service to the tiki structure, the removal of or infill of windows in the middle enclosed porch, and the replacement of exterior door on the southwest corner of the structure.
- The only item left to be permitted is the shed, tiki and electrical; if it is being removed a permit for that.

Ms. Gilbert submitted into evidence photographs taken on February 28, 2019 and March 1, 2019. She recommends a compliance date of October 18, 2019 or a fine of \$50.00 per day thereafter for non-compliance.

Mr. Grippe stated as far as he knows the contractor has submitted the application for the permit of the demolition of the tiki type structure and the shed.

Ms. Gilbert advised she did not have record of that, she checked yesterday, but will check again today. She noted also there was a stop work order on the property that was removed before any of work was completed or permit in hand.

**MOTION:** Vice-Chair Suplicki moved to find in case DCEB 19-199 based on testimony, evidence and facts presented and that at the time of the alleged violation the Florida Building Code Section 105.1 was in full force and effect and the Respondent is found in violation thereof and that the Respondent shall come into compliance by October 23, 2019 or suffer a fine of \$100.00 per day. Second was made by Mr. Pauley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**5. DCEB 19-281 City vs. CERBERUS SFR HOLDINGS II LP**  
*1391 Dinner Bell Lane*  
Violation of the Florida Building Code Section 105.1 BUILDING PERMIT REQUIRED

Ms. McHale swore in Zachary Collins of 3841 67<sup>th</sup> Avenue N., Pinellas Park 33781

Mr. Colbert reviewed case DCEB 19-281:

- The violation exists on a single family residential property that is currently vacant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto and research of the permit records on March 20, 2019 and a notice of violation was sent to the owner with a requested compliance date of April 12, 2019.
- The violation includes a building permit required for the alteration or renovations of the interior of the property including, but not limited to the kitchen and bathroom areas.

Mr. Colbert submitted into evidence photographs some of them taken from the online advertisement on or around March 20, 2019; there are other photographs from a prior date prior to the renovation. He recommends a compliance date of October 11, 2019 or a fine of \$250.00 per day thereafter for non-compliance.

Mr. Collins stated:

- When he became aware he spoke to residents and he has spoken to the legal team at First Key Homes and they would like to have the Board look at the fact these renovations were done about two owners ago; even though they are the current owners.
- He believed the photos were pulled from an MLS listing that when they were not First Key Homes; they did not do the renovations and suspect the two owners prior did the renovation and when they purchased he had a document that the seller discloses the estate and seller received no information from a governmental entity or agency as to a currently incorrect building, environmental or safety code violations.
- They are curious as to be notified by the city in a timely manner or notifying the previous owner who sold them the property or the prior owner of any permitting issues; therefore, waiving the right to claim against the current owner. They are not even sure what was renovated, there is no time stamp on the photos, it is unclear whether there were structural changes to the home that even required a permit and the City has not provided them with relevant information to allow them to do any type of due diligence to determine if there was a problem and how to fix it.

Chair Bowman asked when they acquired the home and Mr. Grippe stated he recalled August 24, 2018 that is on the Warranty Deed.

Mr. Pauley verified with Mr. Colbert that Mr. Kepto in March 2019 gave requested compliance date of April 12, 2019.

When Mr. Pauley inquired why this did not come up in April, May, June or July, Mr. Grippe stated when he became aware of the situation he was in contact with Code Enforcement, Mr. Kepto and another staff member was working on it and they had the ball rolling, but could not get a clear answer on what the violation was and they went back and forth for several weeks and months and finally they made contact with another Code Enforcement Officer, they were sort in the process of discovery to get to this point.

Mr. Colbert stated he has had several conversations with the property owner, First Key Realty and also contractors explaining simply to get the bathroom and kitchen permitted, very clear on more than one occasion.

Mr. Motley clarified with Mr. Grippe that the photographs shown of the remodel do not even look like that now and asked if he could show what it looks like now. Mr. Grippe presented the photographs and Mr. Motley asked if those are remodeled, what it looks like now and were they permitted. Mr. Grippe stated when they purchased the home there were no open permits and there were completed permits; they bought the house as is and had no open violations; they have not done any structural remodeling, nothing like that; they had a maintenance call and trailer in the yard they had to get rid of that because it was a code violation.

Mr. Motley asked if he checked with the City for permits before buying the home. Mr. Grippe explained it was not him personally, but the process was run through to make sure there were no open permits. Mr. Motley asked when they saw there was new construction in the house did they then check to see if there were permits for the new bathroom and kitchen and Mr. Grippe stated they never witnessed any new construction going on.

Mr. Motley asked if he understood they were responsible as the owner for there not being a permit.

Mr. Grippe stated in the argument he mentioned they were curious why it is now they are the third owner and the City has noticed that until this point. Also, what is curious is they had another property they worked on and he thinks Mr. Kepto was the same officer on that case and then as they bought the home and this whole thing came up and they had another property in Dunedin that had similar things and they were looking at the MLS; it was just kind of odd to them how it came about; how would they even be aware of any renovations going on; no one had even been there inside the house.

Chair Bowman asked for a response from Mr. Colbert.

Mr. Colbert explained what happens frequently with these cases, they see a listing for sale; sometimes they get complaints from realtors, contractors and they will say the advertisement reveals for example a new kitchen or bathroom and then the City will review the permit records and see that there are no permits on file. This happens quite often unfortunately and that is probably what happened with this case, Mr. Kepto might have seen the home advertised for sale, checked the permits and determined there were no permits issued for the remodeling of the kitchen and bathroom. That is how Code Enforcement gets these cases quite often.

Mr. Motley commented he would say that would be an excellent process for a Code Enforcement Officer to do.

Vice-Chair Suplicki commented the thing is those houses he believes were built in the 70's or early 80's and it does not look like that any longer. It is incumbent on whoever is buying the house to go to the governing authority and find out if there are permits for the things that look updated in this house. He asked if Mr. Grippe did that.

Mr. Grippe stated they purchase over 50 homes a month just in this area and that is part of the process; the acquisition team is responsible for that. Vice-Chair Suplicki asked did a representative of his company do that and Mr. Grippe stated under oath he would not say he knows for a fact somebody walked down to the City and conducted that; it is acquisitions, but it is part of the process when they buy homes as a company, they have to do due diligence.

Vice-Chair Suplicki commented he understood Mr. Grippe might not know personally if that was done or not, but he is representing the company that owns the property.

Mr. Grippe asked to bring up one more point which was that based upon the seller's agreement they have states about the previous owner they would like to know if the Board could extend until.

Vice-Chair Suplicki explained the Board is asking for a date that he thinks this could be done and noted it does not look like there is a health and/or safety issue with this property. A reasonable time frame.

Mr. Grippe stated if the Board could allow another 60 days that would be great; he did not know what the Board typically did in these situations.

Mr. Colbert asked Mr. Grippe if they plan on selling the property prior to taking care of this. Mr. Grippe said no.

When Vice-Chair Suplicki asked if the City had any input, Mr. Colbert stated with all the conversations he has had with the contractors and the representative he would say 30 days would be a fair time frame for a contractor to obtain the necessary permits for the kitchen and bathroom remodeling.

Vice-Chair Suplicki reviewed the cut off dates for November and for December meetings.

**MOTION:** Mr. Pauley moved to find case DCEB 19-281 in violation of the Florida Building Code Section 105.1 and that the Respondent shall come into compliance by November 15, 2019 or suffer a fine of \$250.00 per day. Second was made by Mr. Chize.

**Mr. Chize inquired of the maker of the motion would amend the date to be on the next meeting October 23, 2019; Mr. Pauley accepted the amendment and Mr. Chize let his second stand.**

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

Vice-Chair Suplicki advised Mr. Grippe to keep in touch with the Code Enforcement Officer.

6. **DCEB 19-310 City vs. MONDI GJONI**  
*1444 Overcash Drive*  
Violation of the International Property Maintenance Code Section 304.2 PROTECTIVE TREATMENT

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-310:

- The violation exists on a residential property that is currently occupied by a tenant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto on March 25, 2019 and a notice of violation was sent to the owner with a requested compliance date of June 2, 2019.
- The violation includes paint peeling or missing from various areas of the exterior of the structure.

Ms. Gilbert submitted into evidence photographs taken on March 25, 2019, July 9, 2019 and August 16, 2019. She recommends a compliance date of October 18, 2019 or a fine of \$50.00 per day thereafter for non-compliance.

When Vice-Chair Suplicki asked if there was any contact, Ms. Gilbert advised with the tenant; however, the owner has not reached out at all and the tenant says the only time he has contact is if he holds payment back on the rent. She also noted she suggested just a hose and a brush to clean the house and paint the front door to make it more presentable and he told her he was working on those things, but he needs approval from the owner.

Mr. Pauley inquired about the door in the back. Ms. Gilbert explained that was another violation and they still have not obtained a permit and the door is still the exact same way.

**MOTION:** Ms. Graham moved to find case DCEB 19-310 in violation of the International Property Maintenance Code Section 304.2 and that the Respondent shall come into compliance by October 18, 2019 or suffer a fine of \$100.00 per day. Second was made by Vice-Chair Suplicki.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**7. DCEB 19-339 City vs. BENNY TRAVIS MOON**

*1014 Michigan Drive E*

Violation of the Land Development Code Section 105-27.1.1(f) BOATS, RVS., TRAILERS

Ms. McHale swore in Benny Travis Moon.

Ms. Gilbert reviewed case DCEB 19-339:

- The violation existed on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected by Code Inspector Kepto on March 28, 2019 and a notice of violation was sent to the owner with a requested compliance date of April 8, 2019.
- The violation includes the open parking or storage of any recreational vehicle or equipment including a boat in front of a residential property as prohibited except from Friday 6:00 p.m. to Monday 8:00 a.m. and then only on an approved or permitted surface. Boats or trailers parked in or stored in the side or rear yards must be screened by a solid 6-foot fence.

Ms. Gilbert submitted into evidence photographs taken on March 28, 2019, April 3, 2019 and September 10, 2019. She recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within 5 years to be considered repeat violation.

Mr. Moon stated:

- He just moved here in February and was completely renovating the house, so from March until April 24<sup>th</sup> in the back yard he had it graded and irrigation and sod put in.
- He emailed Mr. Kepto on April 15<sup>th</sup> to let him know the boat was going to be in the driveway until the 24<sup>th</sup> of April and then once the back yard was finished then it would be parked behind the 6-foot fence.
- His neighbor told him he could have the boat a certain distance from the street. Chair Bowman said no, and reminded him to always check.
- He has everything set up now for the boat and he wanted to be sure going forward he was okay.
- He thought the photograph from September was post him coming from out town and maybe cleaned it on a Monday or something.

Mr. Motley inquired regarding the dumpster and Mr. Moon advised that is gone; it was rented from the City for the renovation.

**MOTION:** Mr. Carson moved to find case DCEB 19-339 was in violation of the Land Development Code Section 105-27.1.1(f) after the requested compliance date of April 8, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) years will be considered a repeat violation. Second was made by Mr. Pauley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

8. **DCEB 19-457 City vs. NOULA D DOUVLOS REV TRUST**  
116 Patricia Avenue  
Violation of the Land Development Code Section 105-29.1.3 SIGNS-PROHIBITED

Ms. Gilbert removed case DCEB 19-457 from the agenda as it is in compliance.

9. **DCEB 19-479 City vs. SALI F DALTON TRUST / SALI R DALTON TRE**  
2244 Lagoon Drive  
Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Ms. Gilbert removed case DCEB 19-479 from the agenda as it is in compliance.

10. **DCEB 19-484 City vs. LETA D BAZO**  
1540 Pleasant Grove Drive  
Violation of the International Property Maintenance Code Section 302.1 CLEAN, SAFE AND SANITARY  
Violation of the International Property Maintenance Code Section 303.1 SWIMMING POOL MAINTENANCE

Chair Bowman determined the respondent was not present.

Mr. Colbert reviewed case DCEB 19-484:

- The violations exist on residential property and it is unknown who is currently occupying the property.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on June 17, 2019 and a notice of violation was sent to the owner with a requested compliance date of July 5, 2019.
- The violations include a strong odor of dog feces emitting from the back yard area and the swimming pool water not being maintained in a clean and sanitary manner, the pool water is green in color.
- He responded to this property pursuant to multiple neighbor complaints. There has been no contact with the property owner. There was the usual posting at the property, certified mailings and so forth.

Mr. Colbert submitted into evidence photographs taken on June 17, 2019 and a Code Enforcement history print out documenting 12 cases on this property from 2003 until the present. He recommends a compliance date of October 6, 2019 or a fine of \$250.00 per day thereafter for non-compliance.

Mr. Pauley asked if the fence is down and Mr. Colbert thought it might be; however, the neighboring properties have fences up that would keep it secure.

**MOTION:** Mr. Motley moved to find in case DCEB 19-484 based on testimony, evidence and facts presented in law that at the time of the alleged violations the International Property Maintenance Code Section 302.1 and Section 303.1 were in full force and effect and the Respondent is found in violation thereof and that the Respondent shall come into compliance by October 6, 2019 or suffer a fine of \$250.00 per day. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**11.DCEB 19-487 City vs. MARLETTE PATRICIA VERDERY**

*1083 Robmar Road*

Violation of the Land Development Code Section 105-27.1.1(f) BOATS, RV's, TRAILERS

Chair Bowman determined the respondent was not present.

Mr. Colbert reviewed case DCEB 19-487:

- The violation existed on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on June 17, 2019 and a notice of violation was sent to the owner with a requested compliance date of June 23, 2019.
- The violation includes the open parking or storage of boats as prohibited in a residential area. Boats are prohibited to be parked or stored in the street.

Mr. Colbert submitted into evidence photographs taken on August 5, 7 and 22, 2019 and September 4 and 9, 2019 and a copy of an email correspondence. He recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within five (5) years to be considered repeat violation.

- MOTION:** Ms. Graham moved to find case DCEB 19-487 was in violation of the Land Development Code Section 105-27.1.1(f) after the requested compliance date of June 23, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) years will be considered a repeat violation. Second was made by Mr. Motley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

- 12. DCEB 19-500 City vs. ABIGAIL A APPLETON**  
*888 Dumont Drive*  
Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-500:

- The violation existed on a residential property that is currently vacant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on June 25, 2019 and a notice of violation was sent to the owner with a requested compliance date of July 17, 2019.
- The violation includes grass or weeds in excess of 10 inches in height.

Ms. Gilbert submitted into evidence photographs taken on June 25, 2019 and August 1, 2019. She recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within the next five (5) years to be considered repeat violation.

- MOTION:** Ms. Graham moved to find case DCEB 19-500 was in violation of the International Property Maintenance Code Section 302.4 after the requested compliance date of July 17, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) will be considered a repeat violation. Second was made by Mr. Motley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

- 13. DCEB 19-521 City vs. MRM FAMILY TRUST / MARTIN A WEIS TRE**  
*68 Nicholas Drive*  
Violation of the Land Development Code Section 105-21.1.1(f) BOATS, RV's, TRAILERS

Chair Bowman determined the respondent was not present.

Mr. Colbert reviewed case DCEB 19-521:

- The violation existed on a residential property that is currently occupied by tenants.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.

- The property was inspected on July 2, 2019 and a notice of violation was sent to the owner with a requested compliance date of July 7, 2019.
- The violation includes the open parking or storage of recreational equipment to include, but not limited to utility trailers as prohibited in a residential area.
- He responded to this property pursuant to complaints received of front yard parking of the utility trailer and prior to mailing the notice he knew it was a new property owner, so he telephoned the tenant and discussed the violation which did not have much success. He followed up with a violation notice and also contacted the property owner to discuss the violations which just continued.

Mr. Colbert submitted into evidence photographs taken on June 27, 2019, July 2 and 3, 2019 and September 3, 5 and 17, 2019. He recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within five (5) years to be considered repeat violation.

**MOTION:** Vice-Chair Suplicki moved to find case DCEB 19-521 based on testimony, evidence and facts presented was in violation of the Land Development Code Section 105-27.1.1(f) after the requested compliance date of July 7, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) years will be considered a repeat violation. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**14. DCEB 19-545 City vs. HARBORVIEW MTG LOAN TRUST 2007**

*400 Norfolk Street*

Violation of the Land Development Code Section 105-27.1.1.1(A) RIGHT OF WAY STANDARDS

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-545:

- The violations existed on a residential property that is currently vacant.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on July 12, 2019 and a notice of violation was sent to the owner with a requested compliance date of August 9, 2019.
- The violations include vegetation adjacent to sidewalks and streets encroaching to include but not limited to the Miami curbing surrounding the property at the roadside and sidewalk and grass or weeds exceeding 10 inches in height to include, but not limited to the front, side and back yards; it also includes the weed growth along the downspouts and the side and front of the garage door base.

Ms. Gilbert submitted into evidence photographs taken on July 12, 2019, August 8, 2019 and August 16, 2019. She recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within the next five (5) years to be considered repeat violation.

- MOTION:** Mr. Carson moved to find case DCEB 19-545 was in violation of the Land Development Code Section 105-27.1.1.1(A) International Property Maintenance Code Section 302.4 after the requested compliance date of August 9, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within the next five (5) years will be considered a repeat violation. Second was made by Ms. Graham.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**BREAK 3:36 P.M. – 3:41 P.M.**

**15. DCEB 19-548 City vs. RICHARD BRINCKLOW**

*620 San Salvador Drive*

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Violation of the Dunedin Code of Ordinances Section 34-1(A) OFFENSIVE ACCUMULATION

Violation of the International Property Maintenance Code Section 302.1 CLEAN, SAFE AND SANITARY

Ms. McHale swore in Richard Brincklow.

Mr. Colbert reviewed case DCEB 19-548:

- The violations exist on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on March 21, 2019 and a notice of violation was sent to the owner with a requested compliance date of July 31, 2019.
- The violations include grass or weeds in excess of 10 inches in height in the back yard; the unlawful open storage and accumulation of various items and materials and the back yard contains extreme overgrowth to include vegetation that is not being properly maintained, various inoperable vehicles and other items in the condition that could increase presence of rodents, rats and other forms of wildlife.
- He responded to this property pursuant to a neighbor complaint of rats coming from this property. He has been working with the property owner to get this resolved.

Mr. Colbert submitted into evidence a Code Enforcement Case History printout of this property and photographs taken on March 21, 2019, April 5, 2019 and July 31, 2019. He recommends a compliance date of October 13, 2019 or a fine of \$250.00 per day thereafter for non-compliance.

Mr. Motley inquired whether or not there has been any progress made on the condition shown in the photographs.

Mr. Colbert stated very little and he thought to the admissions of the respondent in speaking with him it has been years of neglect. There are two cars in the back he cannot see due to the extreme overgrowth. As discussed earlier it is almost to the point where it probably would require a contractor or professional company to clean it up. The respondent has been making some attempts to clean it up, but it is a big project for anyone to take on without several people, maybe a company with a dumpster and maybe equipment to get it cleaned up.

Vice-Chair Suplicki inquired regarding some type of structure on the property with boarded up windows shown in the photographs. Mr. Colbert deferred to the respondent.

Mr. Brincklow stated in regard to the structure noted by Vice-Chair Suplicki that was taken care of immediately because Mr. Colbert called and told him that could not be there. Vice-Chair Suplicki expressed his concern if there was fire he would not be able to get out.

When Chair Bowman asked if he was going to be able to get the property cleaned up, Mr. Brincklow explained:

- There was a lot of rain when they first attempted that.
- They borrowed a 40-foot trailer and removed 600 pounds of small trees and what they cut has to be cleared out.
- They cleared some bottle brush and still have some vines and ferns that are there.
- They rented from the City a 6-yard container and during the rental time they thought they would get it done; it was half filled and ran out of time. He called the City and asked for more time at \$4.40 a day and they said okay and he would call when they got it filled, but in three days it disappeared. He would like it back, he can order it again.

When Chair Bowman asked when he thought all this could be cleaned up, Mr. Brincklow stated probably in 4 weeks. Chair Bowman all cleaned up, everything trimmed and all and Mr. Brincklow said he thought so.

Chair Bowman asked if he had quite a few people helping him and Mr. Brincklow stated not right now, but they cleared a lot from the east side of the yard.

Vice-Chair Suplicki noted the photographs go back to March and asked if it pretty much looks like this today. Mr. Colbert had said it has not changed a lot. Mr. Brincklow looked at the photograph and advised all the trees shown are gone, there is plywood shown and pointed out the areas where it has been cleared.

Vice-Chair Suplicki verified with Mr. Brincklow that he thought he could get it all cleared and as Mr. Colbert described get it looking like a typical back yard in a month or so.

Mr. Motley asked how long he has lived at this residence and Mr. Brincklow stated since 1981.

When Mr. Motley asked if there are other violations on this residence, Mr. Colbert referred to the printout and thought there were 18, maybe 2 that were invalid and some others from 2003.

Chair Bowman asked if Mr. Brincklow understood there are complaints from the neighbors about rats and things, so it really has to get cleaned out. Mr. Brincklow stated there was a man that lived behind them and since then a lady moved in and he said he had trouble with rats, he has not, so he did not know about that; he thinks they live under her house.

Chair Bowman verified with Mr. Brincklow he thought in 4 weeks he could get things so it looks like a regular back yard.

Mr. Carson commented his concern with this is it goes back to 2004; though the discussion is just about this particular violation it needs to be made sure that this does not happen again, this is 15 years.

**MOTION:** Mr. Motley moved to find case DCEB 19-548 based on testimony, evidence and facts presented in law that at the time of the alleged violations the International Property Maintenance Code Section 302.4 and Section 302.1 and Dunedin Code of Ordinances

Section 34-1(A) were in full force and effect and the Respondent is found in violation thereof and that the Respondent shall come into compliance by October 23, 2019 or suffer a fine of \$250.00 per day. Second was made by Mr. Chize.

Vice-Chair Suplicki suggested an amendment to the motion to move the compliance date out since the respondent indicated he needed 4 weeks and October 23 is about 3 weeks and there is a lot of work.

Mr. Motley noted October 23 is the cut off for the November meeting and the City was asking for the 13<sup>th</sup> and he thought 22 days was sufficient and the respondent can come back and ask for a reduction if he doesn't make it or an extension in time. He did not accept an amendment.

**VOTE:** Motion carried 6 – 1 with Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, Ms. Graham.

Chair Bowman reviewed the Finding and Order of the Board.

**16. DCEB 19-554 City vs. CHAD A PAUKERT**

*1635 Amberlea Drive S*

Violation of the International Property Maintenance Code Section 308 RUBBISH AND GARBAGE

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-554:

- The violation existed on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on July 16, 2019 and a notice of violation was sent to the owner with a requested compliance date of August 14, 2019.
- The violation includes the accumulation of items to include, but not limited to the HVAC, wall unit A/C, plastic bins, metal outdoor tables, hot water tanks and so forth.

Ms. Gilbert submitted into evidence photographs taken on June 8, 2018, July 16, 2019 and August 16, 2019. She recommends the Board find the respondent was in violation after the requested compliance date; however, is currently in compliance in order for any future violations within five (5) years to be considered repeat violation.

**MOTION:** Vice-Chair Suplicki moved to find case DCEB 19-554 based on testimony, evidence and facts presented was in violation of the International Property Maintenance Code Section 308 after the requested compliance date of August 14, 2019 on the Notice of Violation; however, is now in compliance. Any future violation within five (5) years will be considered a repeat violation. Second was made by Ms. Graham.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**17. DCEB 19-560 City vs. I H 5 PROPERTY FLORIDA LP**

*1630 Brae Moor Lane*

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Violation of the Land Development Code Section 105.27.1.1.1(A) RIGHT OF WAY STANDARDS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-560:

- The violations exist on a residential property that is a vacation rental.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on July 22, 2019 and a notice of violation was sent to the owner with a requested compliance date of August 7, 2019.
- The violations include grass and/or weeds in excess of 10 inches in height and the maintenance of any turf, shrubs or any vegetation that is part of the right-of-way to include, but not limited to the visibility at intersections and the Miami curbing.
- There has been no contact from the property owners.
- There have been multiple complaints from neighbors.

Ms. Gilbert submitted into evidence photographs taken on July 19, 2019. She recommends a compliance date of October 7, 2019 or a fine of \$100.00 per day thereafter for non-compliance.

Mr. Motley inquired regarding the right-of-way in question that has some kind of plant vegetation as to whether or not those are legal to be in the right-of-way. Ms. Gilbert explained certain ones are and those particular ones are, but they have to be maintained at a certain height so the intersection visibility is not blocked.

When Mr. Pauley verified there had been no contact with the owner, Ms. Gilbert advised there have been people staying there, vacation renters because she has confirmation from multiple neighbors that there are new cars there every week; she advised the certified letter to the owner was not returned.

Mr. Colbert added he thought this was an investment company out of Dallas Texas.

When Mr. Motley asked about the renters and if they are there 90 days or more, Ms. Gilbert advised the area is zoned residential, so the rental does have to be 90 days or 3 calendar months whichever is greater; short term rentals are prohibited.

Mr. Pauley asked when the Board makes a decision on a compliance date how long will it be before the owner receives certified mail with notice that they had to get this done by the compliance date.

Mr. Colbert stated they would have to allow for the mailing to Texas, but the letter went out to the property owner.

Vice-Chair Suplicki noted they could have had a representative here.

Ms. Gilbert was sure the owner has a management company as the majority do.

Mr. Pauley questioned when the owner would be aware of the motion made today. Ms. McHale estimated about a week.

- MOTION:** Mr. Pauley moved to find case DCEB 19-560 in violation of the International Property Maintenance Code Section 302.4 and the Land Development Code Section 105.27.1.1.1(A) and that the Respondent shall come into compliance by October 12, 2019 or suffer a fine of \$250.00 per day. Second was made by Mr. Motley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**18. DCEB 19-578 City vs. STEPHEN R LANE**

*953 Emerson Drive*

Violation of the Land Development Code Section 105-27.1.1 (f) BOATS, RV's, TRAILERS

Chair Bowman determined the respondent was not present.

Ms. Gilbert reviewed case DCEB 19-578:

- The violation existed on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on August 1, 2019 and a notice of repeat violation was sent to the owner.
- This case is the result of a
- The violation includes repeat violation of the open parking or storage of any recreational vehicle or equipment including a boat and utility trailer in front of a residential property is prohibited except from Friday 6:00 P.M. to Monday 8:00 A.M. and then only on an approved or permitted surface. Boats or trailers parked or stored in the side or rear yards must be screened behind a solid 6-foot fence.
- The Code Enforcement Board heard the same violation on April 2, 2019 regarding DCEB 19-235 and the Board ruled this violation did occur and any future violation would be considered a repeat violation with a higher fine.

Ms. Gilbert submitted into evidence photographs taken on March 6, 2019, March 18, 2019, August 1, 2019, August 5, 2019, August 6, 2019, August 16, 2019 and July 17, 2019. She recommends the Board find this repeat violation has occurred beginning on July 17, 2019 and a daily repeat fine of \$50.00 ending on August 16, 2019 or to continue daily until the violation is corrected.

When Mr. Pauley inquired whether or not the violation is corrected, Ms. Gilbert advised it is kept out there, it is not corrected. Mr. Pauley asked then why stop at August 16, 2019.

Ms. Gilbert explained it stopped at August 16 and then it is gone for a day or two and when she goes back it is there again. She only had photographs up to August 16<sup>th</sup>.

Chair Bowman noted the violation then is roughly 30 days July 17 to August 16.

Ms. Gilbert explained she prepared the case for the September meeting which was cancelled and she has not visited the property since then.

Mr. Motley asked how many violations of the same type this property has had. Ms. Gilbert advised there was one in 2017 and in 2019 another, so two previous.

- MOTION:** Mr. Pauley moved to find case DCEB 19- 578 was in repeat violation of the Land Development Code Section 105-27.1.1 (f) on July 17, 2019 through August 16, 2019 and that the Respondents shall suffer a fine of \$50.00 per day for those days documented. Second was made by Mr. Chize.
- VOTE:** Motion carried 4 - 3 with Messrs. Carson, Motley, Pauley and Chize voting aye. Chair Bowman voting nay. Voting nay, Ms. Graham and Vice-Chair Suplicki.

Chair Bowman reviewed the Finding and Order of the Board.

- 19. DCEB 19-580 City vs. DAVID P & BARBARA K WHEELER**  
*1024 Suemar Road*  
Violation of the International Property Maintenance Code Section 302.8 INOPERATIVE MOTOR VEHICLES

Ms. McHale swore in Barbara Wheeler of 400 Island Way #608, Clearwater 33767.

Mr. Colbert reviewed case DCEB 19-580:

- The violation exists on a residential property that is currently occupied by owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on June 5, 2019 and a notice of violation was sent to the owner with a requested compliance date of August 11, 2019.
- The violation includes the open parking or storage of inoperative vehicles to include, but not limited to vehicles with expired tags, flat tires and so forth as prohibited.
- He responded to this property due to several complaints received, many of them relate to law enforcement matters which he discussed with Ms. Wheeler. There are other issues including a pool they are working on and other property maintenance issues.

Mr. Colbert submitted into evidence photographs taken on June 5, 2019 and August 5, 2019. He recommends a compliance date of October 17, 2019 or a fine of \$100.00 per day thereafter for non-compliance.

Vice-Chair Suplicki noted the 5<sup>th</sup> Wheel was not cited. Mr. Colbert advised that he did and that only took the violation notice and he recalled 7 parking tickets for that to get resolved.

Ms. Wheeler stated regarding the Oldsmobile she tried to do the renewal online, but it would not allow her, so she went to the DMV last week and was told the titled owner would have to renew the license and he is in a court ordered treatment facility. She did get the necessary forms which she mailed to him to sign and send back and once she receives that back she can get the tag renewal. She is also working on getting the tires inflated.

Chair Bowman discussed with Ms. Wheeler she thought the October 17<sup>th</sup> date should work to get everything done.

- MOTION:** Vice-Chair Suplicki moved to find in case DCEB 19-580 based on testimony, evidence and facts presented and that at the time of the alleged violation the International Property Maintenance Code Section 302.8 was in full force and effect and the Respondents are found in violation thereof and that the Respondents shall come into compliance by October 17, 2019 or suffer a fine of \$100.00 per day. Second was made by Mr. Carson.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**20. DCEB 19-592 City vs. ROBMAR LAND TRUST**

*1100 Robmar Road*

**REPEAT** Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Ms. McHale swore in David Griffin of 565 S. Duncan Avenue, Clearwater 33756.

Mr. Colbert reviewed case DCEB 19-592:

- The violation exists on a residential vacant lot.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on August 5, 2019 and a notice of repeat violation was sent to the owner.
- The violation includes repeat violation of grass and/or weeds in excess of 10 inches in height.
- The Code Enforcement Board heard the same violation on September 4, 2018 regarding DCEB 18-474 and the Board ruled this violation did occur and any future violation would be considered a repeat violation with a higher fine.

Ms. Colbert submitted into evidence photographs taken on August 5, 7, and 22, 2019. He recommends the Board find this repeat violation has occurred beginning on August 5, 2019 and a daily repeat fine of \$300.00 per day ending on August 22, 2019.

Mr. Griffin stated the City has the owner's attention and they have hired a new company that has been maintaining the yard. He has pictures dating back to August 26, 2019.

Mr. Colbert added this was the subject of several complaints and he went by there today and it should probably be cut soon, maybe in the next few days.

**MOTION:** Mr. Carson moved to find case DCEB 19-592 was in repeat violation of the International Property Maintenance Code Section 302.4 beginning on August 5, 2019 through August 22, 2019 for a total of 18 days and that the Respondent shall suffer a fine of \$300.00 per day for those days documented. Second was made by Mr. Motley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the Finding and Order of the Board.

**21. DCEB 19-596 City vs. JEFFREY MILLER**

*1150 Idlewild Drive N*

Violation of the Land Development Code Section 105-27.1.1(f) BOATS, RVS., TRAILERS

Ms. Gilbert advised the respondent was present; however, she was removing this case from the agenda and noted the case in is compliance.

22. DCEB 19-642 City vs. GEORGE HENRY SWART III

1042 Idlewild Drive N

Violation of the International Property Maintenance Code Section 302.4 OVERGROWTH OF WEEDS/GRASS

Violation of the International Property Maintenance Code Section 504.1 PLUMBING-GOOD REPAIR

Violation of the Dunedin Code of Ordinances Section 34-1(A) OFFENSIVE ACCUMULATION

Chair Bowman determined the respondent was not present.

Mr. Colbert reviewed case DCEB 19-642:

- The violations exist on a residential property that is currently occupied by the owner.
- Ownership was confirmed by the County Tax Rolls and Pinellas County Property Appraisers' Office.
- The property was inspected on August 29, 2019 and a notice of violation was sent to the owner with a requested compliance date of September 10, 2019.
- The violations include grass and/or weeds in excess of 10 inches in height; the open storage of accumulation of various items building materials, inoperable vehicles, suitcases, mattresses or any other articles of personal property which may be seen from the public right-of-way or abutting properties and Utility Billing records indicate the water was turned off on August 8, 2019 and that the water meter was tampered with on or shortly after August 8, 2019 which information was referred to the Sheriff's Office for investigation, the water was tuned back on September 5, 2019.
- There is a long history of this water being turned on and off due to various reasons.
- There were many complaints about this property that he responded to initially it was a crashed motor vehicle that was parked in the street that was unable to operate. It took a while for that to move to the front yard and then to the garage.
- There has been limited contact with the owner. There is a lot of suspected criminal activity the City is getting complaints about and the Sheriff's Office has been there many times and he believes some arrests resulted. Some of the residents are concerned about their safety and report people in and out which is indicative of possible drug dealing.

Mr. Colbert submitted into evidence photographs taken on August 29, 2019 and September 3 and 13, 2019. He recommends a compliance date of October 3, 2019 or a fine of \$200.00 per day thereafter for non-compliance.

Vice-Chair Suplicki inquired regarding the property being owner occupied.

Mr. Colbert explained the owner has some roommates that he would say are questionable and he might want some new roommates to help him clean up his yard, the back yard in particular that looks like years of neglect. He noted the mattresses were moved from the side of the house the front.

**MOTION:** Mr. Motley moved to find in case DCEB 19-642 *based* on testimony, evidence and facts presented in law and that at the time of the alleged violations the International Property Maintenance Code Section 302.4 and Section 504.1 and Dunedin Code of Ordinances Section 34-1(A) were in full force and effect and the Respondent is found in violation thereof and that the Respondent shall come into compliance by October 3, 2019 or suffer fine of \$250.00 per day. Second was made by Mr. Pauley.

Mr. Pauley inquired whether or not the car in the photograph that is jacked up with the tire off of it is still in that state and Mr. Colbert advised that violation was cited and there were several parking tickets and it took a while, but it subsequently was put into the garage.

**VOTE:** Motion carried 6 – 1 with Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye.  
Chair Bowman voting aye. Voting nay, Ms. Graham.

Chair Bowman reviewed the Finding and Order of the Board.

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### OTHER BUSINESS

Chair Bowman explained that requests for fine reduction are done in writing and if the Board had any questions the respondent would be asked to be sworn in to address the Board. The Board would not be taking any testimony.

- 1. Request for Fine Reconsideration**  
**DCEB 18-562 City vs. CHARLES A / JAN M SCHNEIDER**  
*2050 Pinehurst Road (TC)*  
Current Owner: Jan M Schneider  
Fines Owed as of 10/1/19: 09-1090 \$322,678.50  
Fines Owed as of 10/1/19: 18-562 \$43,212.04

Chair Bowman determined the respondent and an attorney were present.

Time was provided for the Board members to review the written request for fine reduction.

Vice-Chair Suplicki asked if the intention still is it raze the house.

Attorney Tripp stated they have a contract for sale, but it has been delayed. His understanding is they are going to demolish.

Chair Bowman noted there was a lot of time invested into this case. We are going to take one case at a time.

Mr. Motley in reference to the DCEB 09-1090 that it occurred in 2009 and the mail respondent passed away in 2014, five years later. Not all the violations have been corrected; there is still a violation that remains on that property that an Affidavit of Compliance has not been issued. There is still an Affidavit of Non-Compliance on that property and he did not think the Board could reduce a fine in his opinion with an Affidavit of Non-Compliance.

City Attorney Trask read into the record Rule #5 Section 4 of the Board's Rules of Procedure:

*After a fine has been imposed by the Board and within 30 days after the violation is brought into compliance a violator may petition for reconsideration of a fine. The petition must be in writing signed by the violator and include a copy of the Affidavit of Compliance executed by the Code Officer. The petition must include conclusive evidence showing extreme or undue hardship in the payment of the fine or preventing the violator from coming into compliance within the time period established by the Board's Order. The Board Clerk shall schedule the petition to be considered. The City may present in written form a response to the petition for reduction of fine. The Board shall make its determination based solely upon the written petition and the City's written response unless the Board determines it is necessary to hear oral argument from the violator and/or the City. The Board may request information from the Code Officer. The Board Clerk shall notify the violator by regular mail the*

*determination made by the Board. No petition for reduction of fine will be considered prior to the Board's acceptance of an Affidavit of Compliance. Under no circumstances may the fine be reduced below the cost of the action. Under no circumstances may the amount of the fine be reduced once a foreclosure action is instituted. Additionally, under no circumstances may the amount of the fine for a repeat violation be reduced.*

Mr. Motley asked then if there is a violation still on the property without an affidavit of compliance issued and asked if that is the case. Mr. Colbert stated that is the case, the remaining violation is the pool enclosure that was not permitted. Mr. Motley stated then the opinion is there cannot be a reduction of fine until that Affidavit is done. City Attorney Trask stated that is the Board's rule and that was correct.

Chair Bowman determined then according to the Board's Rules of Procedures nothing can be done about the \$322,000.

Vice-Chair Suplicki noted Mr. Colbert had advised it is just the pool enclosure still out of compliance and if the respondent made that go away then an Affidavit of Compliance could be issued and then they would have the opportunity to come back.

Mr. Colbert stated he thought based on these circumstances that is what he would do.

**MOTION:** Mr. Motley moved in case DCEB 18-562 to reduce the fine to \$0 based on the testimony at the last hearing from the attorney with the circumstances of the criminal act occurring at that location and the fact that a guardian had been appointed. Second was made by Mr. Pauley.

Mr. Chize clarified with Chair Bowman there is an Affidavit of Compliance for DCEB 18-562, but not on DCEB 09-1090.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the decision of the Board.

Chair Bowman advised the other case DCEB 09-1090 the Board cannot consider until it is no longer in violation. The problem holding it up is the pool enclosure.

City Attorney Trask advised a motion is needed for DCEB 09-1090 since there is a petition.

**MOTION:** Mr. Motley moved in case DCEB 09-1090 to deny the request for fine reduction. Second was made by Mr. Pauley.

**VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the decision of the Board.

2. **Request for Fine Reconsideration**  
**DCEB 19-142 and 19-143 City vs. JOHN T BUCK**  
1997 Laurelwood Lane (TC)  
Current Owner: John T Buck  
Fines Owed as of 10/1/19: 19-142 \$39,253.18

Fines Owed as of 10/1/19: 19-143 \$27,175.28

Chair Bowman determined the respondent was not present.

Time was provided for the Board members to review the written request for fine reduction.

Mr. Motley inquired regarding DCEB 19-142 that is a repeat violation and the Board's Rules of Procedure Rule #5 Section 4 states that under no circumstances shall a repeat fine be reduced, so he did not think the Board could hear that request.

- MOTION:** Mr. Motley moved in case DCEB 19-142 to deny the request for fine reduction as it does not meet the criteria for consideration of reduction of fines. Second was made by Ms. Graham.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Mr. Motley noted in DCEB19-143 the respondent is deceased and the daughter wrote the request and the tenant has been evicted.

- MOTION:** Vice-Chair Suplicki moved in case DCEB 19-143 to reduce the fine to \$0. Second was made by Mr. Pauley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the decision of the Board.

- 3. Request for Fine Reconsideration**  
**DCEB 19-410 City vs. ANGELINE TRUST CHACONAS/ANGELINE CHACONAS TRE**  
*840 Broadway (MG)*  
Current Owner: ANGELINE TRUST CHACONAS/ANGELINE CHACONAS TRE  
Fines Due as of 10/1/19: \$402.08

Chair Bowman determined a person was present for this case.

Time was provided for the Board members to review the written request for fine reduction.

- MOTION:** Mr. Carson moved in case DCEB 19-410 to deny the request for fine reduction. Second was made by Mr. Motley.
- VOTE:** Motion carried with Ms. Graham, Messrs. Carson, Motley, Pauley, Chize and Suplicki voting aye. Chair Bowman voting aye. Voting nay, none.

Chair Bowman reviewed the decision of the Board.

### City Staff

Ms. McHale noted an Alternate Member is still needed and looking for applications.

Regular Meeting  
October 1, 2019

Dunedin Code Enforcement Board

Ms. McHale advised regarding the December meeting the City Commission is having a workshop on December 3, 2019 and inquired how the Board felt about having the Code Enforcement Board meeting a week later on December 10. She will send an email and the members can check their calendars and then try to reschedule that meeting.

Mr. Motley suggested the one applicant for the alternate position should be asked to come before the Board.

Meeting adjourned at 5:00 P. M.

**NOTE:** This meeting was recorded and those recordings are a part of the official file.

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Michael Bowman, Chair  
Dunedin Code Enforcement Board