



~ Agenda ~

## City of Fort Walton Beach Regular Meeting of the Code Enforcement Board

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Wednesday, March 8, 2017

4:00 PM

Council Chamber

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. SWEARING IN OF PERSONS TO TESTIFY**
- 5. APPROVAL OF AGENDA**
  - 5.1. Approval of Agenda**  
(City Manager)
- 6. APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - 6.1. Wednesday, February 08, 2017 4:00 PM**
- 7. PUBLIC HEARINGS**
  - 7.1. 17-367**  
Permit Required case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.2. 17-264**  
Deposits on Streets case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.3. 17-151**  
Business Tax Receipt case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.4. 17-75**  
Nuisance General case, staff is requesting issuance of Order I  
(Code Enforcement Board)
  - 7.5. 16-629**  
Deposits on Streets case, staff is requesting issuance of Order II  
(Code Enforcement Board)
- 8. CASES IN COMPLIANCE BEFORE HEARING**

**9. UNFINISHED BUSINESS****10. ADDITIONAL BUSINESS****11. ADJOURNMENT**

Quasi-Judicial - denotes that the item must be conducted as a quasi-judicial hearing in accordance with Florida Statutes.

Any person who decides to appeal any decision made with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. Chapter 286.0105).

The City of Fort Walton Beach adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to this meeting by a physically handicapped person upon notice 48 hours prior to the meeting. Please call the City Clerk, Kim M. Barnes, at 850-833-9509 or e-mail at [clerk@fwb.org](mailto:clerk@fwb.org) to make a request. For Hearing Impaired dial 1-800-955-8771 (TDD) or 1-800-955-8770 (VOICE) or e-mail [clerk@fwb.org](mailto:clerk@fwb.org).

All City of Fort Walton Beach council and board meetings are recorded. The video can be accessed at [www.fwb.org](http://www.fwb.org).



# Code Enforcement Board

## CITY MANAGER MEMORANDUM

**To:** Michael D. Beedie, City Manager

**From:** Carole Jones, Executive Assistant

**Date:** March 8, 2017

**Subject:** Approval of Agenda

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**SIGNATURE BLOCK:**

Carole Jones Completed 02/23/2017 2:47 PM

Code Enforcement Board Pending 03/08/2017 4:00 PM



~ Draft Minutes ~  
**City of Fort Walton Beach**  
**Regular Meeting of the Code Enforcement Board**

Wednesday, February 8, 2017

4:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

4:00 PM Meeting was called to order on February 8, 2017 at Council Chamber, 107 Miracle Strip Parkway SW, Fort Walton Beach, FL.

Attendee Name	Title	Status	Arrived
Glenda Glover		Absent	
Valerie Moreland		Present	
Willie Harmon		Absent	
Tracy Acree		Absent	
Bill Robinson		Present	
Michael Keith Bridwell		Present	
J.T. Edwards		Absent	
Janet Wilson		Present	

Board member Glenda Glover and alternates J.T. Edwards and Rhonda Stewart were unexcused absences.

**SWEARING IN OF PERSONS TO TESTIFY**

Monica Cacace of the City Attorney's Office gave the oath to those who planned to testify.

**APPROVAL OF AGENDA**

Burt Rhodes, Code Inspector, informed that Items 7.1, 7.3, 7.4, 7.5, 7.6, and 7.9 have complied. He also stated a respondent is present for Item 7.7 so that case will be heard first.

The vote on the motion to approve the agenda as amended carried unanimously.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Janet Wilson
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

Minutes Acceptance: Minutes of Feb 8, 2017 4:00 PM (APPROVAL OF MINUTES OF PREVIOUS MEETING)

## APPROVAL OF MINUTES OF PREVIOUS MEETING

The vote on the motion to approve the minutes of January 11, 2017 carried unanimously.

<b>RESULT:</b>	<b>ADOPTED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Michael Keith Bridwell
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

## PUBLIC HEARINGS

### Case 17-244, 57 Silva Drive

Burt Rhodes, Code Inspector, advised that on December 7, 2016, the property located at 57 Silva Drive owned by John C. Partlow was found in violation of Unlicensed, Non-Operative Items: Sec. 5.04.01 & 5.04.02(9)(10) and Litter: Section 5.04.01 (1 through 7) and 5.04.02 (2, 4, 6, 7, & 9).

Mr. Rhodes presented the case history and advised that as of today, February 8, 2017, the property remains in violation. He discussed the extensive case history of 10 separate code cases including but not limited to open storage of unlicensed non-operative vehicles.

As there was no objection from the respondent, Exhibits A through G were entered into the record. The Board viewed exhibits including photographs.

Staff is requesting acceptance of the Findings of Fact, Conclusions of Law and issuance of Order I, including the \$325.00 administrative fee and recommends 10 days for compliance of the violation(s) which would make the compliance deadline on February 18, 2017.

John Partlow, grandson of the owner, discussed the status of the vehicles currently on the property and responded that he can comply the violation within the 10-day timeframe. Mr. Partlow informed he was not aware that repairing vehicles on the property in plain view of others was a violation or that the vehicles needed to be tagged.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent to correct the violations on or before February 18, 2017 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Janet Wilson
<b>SECONDER:</b>	Bill Robinson
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

### Case 16-595, 319 Coral Drive SW

Mr. Rhodes advised that on February 24, 2016, the property located at 319 Coral Drive SW owned by the (heirs of) Russell J. Savoy was found in violation of Roof Maintenance: Sec 5.07.01K, Failure to Repair and Maintain Deteriorated Roofing.

Mr. Rhodes presented the case history and advised that as of today, February 8, 2017, the property remains in violation.

As there was no respondent present, Exhibits A through G were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting acceptance of the Findings of Fact, Conclusions of Law and issuance of Order I, including the \$325.00 administrative fee and recommends 30 days for compliance of the violation(s) which would make the compliance deadline on March 10, 2017.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent to correct the violations on or before March 10, 2017 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Janet Wilson
<b>SECONDER:</b>	Bill Robinson
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

#### Case 17-252, 226 Combs Manor Court

Mr. Rhodes advised that on December 8, 2016, the property located at 226 Combs Manor Court NW owned by Flavio Sande was found in violation of Litter: Section 5.04.01 (1 through 7) and 5.04.02 (2,4,6,7,& 9) and Unlicensed, Non-Operative Items: Sec. 5.04.01 and 5.04.02 (9) (10).

Mr. Rhodes presented the case history and advised that as of today, February 8, 2017, the property remains in violation.

As there was no respondent present, Exhibits A through G were entered into the record and the Board viewed exhibits including photographs.

Staff is requesting acceptance of the Findings of Fact, Conclusions of Law and issuance of Order I, including the \$325.00 administrative fee and recommends 10 days for compliance of the violation(s) which would make the compliance deadline on February 18, 2017.

The vote on the motion to accept the Findings of Fact, Conclusions of Law made by Staff and order the respondent to correct the violations on or before February 18, 2017 and to pay the assessed administrative fee of \$325.00 carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Bill Robinson
<b>SECONDER:</b>	Janet Wilson
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

**CASES IN COMPLIANCE BEFORE HEARING**

The following cases complied prior to today’s hearing: Case 15-1379, Business Tax Receipt case, staff is requesting issuance of Order I; Case 16-1435, Litter case, staff is requesting issuance of Order I; Case 16-1472, Business Tax Receipt case, staff is requesting issuance of Order I; Case 17-106, Grass Height Undeveloped case, staff is requesting issuance of Order I; Case 17-121, Unlicensed Non-operative Items case, staff is requesting issuance of Order I; and Case 17-265, Permit Required case, staff is requesting issuance of Order I.

**UNFINISHED BUSINESS**

None.

**ADDITIONAL BUSINESS—BOARD VACANCY**

Ms. Cacace advised it has been brought to her attention that Board Member Tracy Acree has missed more than three (3) consecutive meetings without cause, and in accordance with the City's Code of Ordinances, the Board shall declare the seat vacant and City Council shall fill the vacancy. Therefore, Ms. Cacace asked for a motion declaring the seat of Mr. Tracy Acree vacant.

The vote on the motion to declare Mr. Tracy Acree's seat on the Code Enforcement Board vacant carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Janet Wilson
<b>SECONDER:</b>	Bill Robinson
<b>AYES:</b>	Valerie Moreland, Bill Robinson, Michael Keith Bridwell, Janet Wilson
<b>ABSENT:</b>	Glenda Glover, Willie Harmon, J.T. Edwards

**ADJOURNMENT: 4:31 pm**

Minutes Acceptance: Minutes of Feb 8, 2017 4:00 PM (APPROVAL OF MINUTES OF PREVIOUS MEETING)



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 8, 2017  
**Subject:** 17-367

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**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/23/2017 2:37 PM
Carole Jones	Completed	02/23/2017 2:47 PM
Code Enforcement Board	Pending	03/08/2017 4:00 PM





# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 8, 2017  
**Subject:** 17-264

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**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/21/2017 2:29 PM
Carole Jones	Completed	02/23/2017 2:47 PM
Code Enforcement Board	Pending	03/08/2017 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 8, 2017  
**Subject:** 17-151

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**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/21/2017 2:27 PM
Carole Jones	Completed	02/23/2017 2:48 PM
Code Enforcement Board	Pending	03/08/2017 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD

### MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 8, 2017  
**Subject:** 17-75

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**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/21/2017 2:25 PM
Carole Jones	Completed	02/23/2017 2:48 PM
Code Enforcement Board	Pending	03/08/2017 4:00 PM



# Code Enforcement Board

## CODE ENFORCEMENT BOARD MEMORANDUM

**To:** Michael D. Beedie, City Manager  
**From:** Bert Rhodes, Code Enforcement  
**Date:** March 8, 2017  
**Subject:** 16-629

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**SIGNATURE BLOCK:**

Bert Rhodes	Completed	02/21/2017 2:23 PM
Carole Jones	Completed	02/23/2017 2:48 PM
Code Enforcement Board	Pending	03/08/2017 4:00 PM