

**MINUTES**  
**CITY OF KEY COLONY BEACH**  
**CODE ENFORCEMENT BOARD**

March 11, 2020 9:30 a.m. Marble Hall

**Call to Order, Pledge of Allegiance:** The regular meeting of the Key Colony Beach Code Board was called to order by Vice-Chair John Dalton at 9:30 a.m. followed by the Pledge of Allegiance.

**Roll Call:** Present: Vice-Chair John Dalton, Larry Wagner, Cheryl Boehm, Gary Furtak, Kathryn McCullough. Also Present: City Administrator Moonis, City Clerk Rebecca Todd, City Attorney Thomas Wright, Building Official Gerard Roussin, Building Inspector Greg Lawton, and Police Chief DiGiovanni. Excused: Chairperson Joey Raspe, George Lancaster. Public: 2

**Approval of Minutes:** Code Enforcement Board Meeting February 12, 2020.

**MOTION:** Motion made by Gary Furtak, seconded by Larry Wagner to approve the minutes of February 12, 2020 as written.

**ON THE MOTION:** Roll Call Vote. Unanimous approval.

**Swearing in of Witnesses to Testify:** All persons who may give testimony were sworn in by City Attorney Wright.

**Cases for Hearing:**

**1. 160 10<sup>th</sup> Street – Owner(s):** Teresa B. Ulrich – City Ordinance Chapter 6, Section 56, Building and Property Maintenance

Gary Furtak recused himself. Building Official Roussin stated at the last Code Board meeting a case was brought against Ms. Ulrich for property not being properly maintained. Since Irma, various soffits and roof tiles are missing. There are also problems with yard landscaping. She has since fixed the landscaping issue. The Code Board at the last meeting decided to give her 30 days to come into compliance with the two other issues. Ms. Ulrich has not brought the other two issues into compliance. Another code violation was issued for her unsafe dock. Building Official Roussin has not heard from Ms. Ulrich. A certified letter was mailed to her and they have not received a return receipt. City Clerk Todd stated as of yesterday, the USPS tracking showed the item is in the Port St. Lucie Post Office following a delivery attempt at 8:54 on February 25th and is available for redelivery or pickup. Ms. Ulrich is currently accumulating a fine of \$100 per day for violations not brought into compliance retroactive to the date of the previous hearing. City Attorney Wright stated because the new violation for the unsafe dock must be served properly to the property owner. He suggested to post it on the property door and/or hire a process server to serve her. Attorney Wright suggested to contact the local contact person on file to help get proper notice to the property owner. Attorney Wright stated the property owner is entitled to notice of the hearing of this nature, where there are decisions being made. City Administrator Moonis recommended creating a detailed letter including all the violations accumulated by Ms. Ulrich, the fines being accumulated, and the result of a possible lien if action is not taken. Once the letter is complete, City Administrator Moonis also recommended hiring a process server to deliver it and to post it on the property.

**MOTION:** Motion made by Kathryn McCullough, seconded by Cheryl Boehm to continue the hearing to the next meeting and request the city to pursue alternate forms of service to avoid notice issues.

**ON THE MOTION:** Roll Call Vote. Unanimous.

**2. 790 10<sup>th</sup> Street – Owner(s): Welker Betty Pangrace Trustee - City Ordinance Chapter 6, Section 56, Building and Property Maintenance**

Building Official Roussin stated at the last meeting Mr. Pangrace spoke before the board about the issues. It is not a short project to fix a fallen dock. The board gave him 30 days that show he was moving forward with the repair. Mr. Pangrace emailed Building Official Roussin stating he is unable to attend today but he has interviewed 3 contractors and has 1 more pending. An engineer is visiting the site this week however the engineering will take 4-6 weeks. The permitting from Army Corps of Engineers will take 4-6 months. Building Official Roussin recommends continuing the hearing until the next meeting with updates from Mr. Pangrace.

**MOTION:** Motion made by John Dalton, seconded by Gary Furtak, to find Mr. Pangrace in violation, he has 6 months to come into compliance and if he doesn't come into compliance, a fine of \$100 per day will be implemented (retroactive to the date of this hearing).

**ON THE MOTION:** Roll Call Vote. Unanimous.

**3. 260 11<sup>th</sup> Street – Owner(s): Douglas Bales - City Ordinance Chapter 6, Section 56 – Building and Property Maintenance**

Building Official Roussin stated he received numerous calls the last two months with issues of lack of maintenance of the property. Mr. Bales called last week and reported he has completed the necessary maintenance. Building Official Roussin stated it was a repeat violation that must come before the board for an update. The property is no longer in violation.

Douglas Bales, property owner, stated his family has owned the property for about 46 years. His youngest son lives there with two big dogs. Mr. Bales bought two new hoses, sprayers, and scents to mask any smell. Case is closed.

**4. 650 10<sup>th</sup> Street – Owner(s): Erika Milesic – City Ordinance Chapter 5, Section 80 –**

Building Official Roussin stated Ms. Milesic had too many boat trailers on the property. The Police Chief DiGiovanni called Building Official to report 4 boat trailers on the property. Police Chief DiGiovanni stated certified mail was sent over but did not include notice of the hearing. The case will be heard after proper notice.

**Discussion Items: Updated Reports.**

Building Official Roussin stated since the last meeting there have been 8 new code violations.

The first was a report on 1325 Coury Drive for having lights too bright on the property. Notification was sent on February 8<sup>th</sup>. Secondly, 650 10<sup>th</sup> Street, which will be addressed after proper notice. Thirdly, 160 10<sup>th</sup> Street, which will be addressed after proper notice. Fourth, 260 11<sup>th</sup> Street, which we heard from today that is now in compliance. The other four were trash can violations in various places in the City which have all been addressed.

The meeting adjourned at 10:24 a.m.

Respectfully submitted,



Rebecca Todd  
City Clerk