



Code Enforcement Board

May 12, 2021 Minutes

<p>MEETING INFORMATION</p>	<p>WELCOME</p>
<p>LOCATION</p>	<p>We are very glad you have joined us for today's meeting. The Code Enforcement Board is a quasi-judicial forum which hears testimony, determines whether sufficient evidence exists to find property owners in violation of city codes, determines if any additional time is appropriate, and the fine that should be imposed for failing to comply with its orders. The Board is composed of citizen members who voluntarily and without compensation devote their time and talents. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below.</p>
<p>Terrace/Gallery</p>	<p>GENERAL RULES OF ORDER</p>
<p>TIME</p>	<p>The Board is pleased to hear all non-repetitive comments. If you wish to address the Board, you must complete an Appearance Request/Lobbyist Registration Form and submit it to the Recording Secretary. When you are called upon, state your name, address, and relationship to the property. ROBERTS RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in these virtual proceedings should contact the Code Enforcement Board Recording Secretary at (407) 246-3368 at least 24 hours in advance of the meeting.</p>
<p>9:00 A.M.</p>	<p>APPEALS</p>
<p>BOARD MEMBERS</p>	<p>If you wish to appeal the ruling of the Code Enforcement Board, you must file your appeal with the Circuit Court within 30 days of the date of this hearing (Ch. 162.11, Florida Statutes). Any person who desires to appeal any decision made at this virtual meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.</p>
<p>Mark Jansen, Chairperson</p>	<p>Thank you for participating in your government and making Orlando truly "The City Beautiful."</p>
<p>Diana Ariza Vice Chairperson</p>	<p>REGULAR SESSION</p>
<p>David Blackwood</p>	<p>Call to Order at 9:00 a.m. or as soon thereafter as possible Roll Call Consideration of April 14, 2021 Minutes Reports approved by Ms. Climer and seconded by Mr. Ehrlich</p>
<p>Karen Climer</p>	
<p>Drew Belani</p>	
<p>Aixa Garcia</p>	
<p>Gary Erhlich</p>	
<p>John DiMasi, Board Attorney</p>	
<p>Jasmin Rodriguez Board Secretary</p>	
<p>Joseline DeJesus</p>	



Code Enforcement Board

STIPULATIONS

NONE

IN COMPLIANCE BEFORE HEARING

- | | | |
|---|--|--|
| 1. CEB 21-10224 COMM
Ref: N/A
Certified Mail | 716 W ROBINSON ST
P AND D GROCERY LLC | MORT
District 5
Staff |
| 2. CEB 21-10448 BTR
Ref: N/A
Certified Mail | 7276 NARCOOSSEE RD
CALEDON PROPERTIES INC | WELLS
District 1
Citizen |
| 3. CEB 21-10467 BTR
Ref: N/A
Certified Mail | 7100 AUGUSTA NATIONAL DR
P AND D GROCERY LLC | WELLS
District 2
Citizen |
| 4. CEB 21-11332 H
Ref: N/A
Certified Mail | 5210 SAN PAULO ST
5210 SAN PAULO LAND TRUST | COONEY
District 2
Staff |
| 5. CEB 21-10388 DMV
Ref: N/A
Certified Mail | 5463 BLUEBERRY DR
GUILLEN ANA D | COURTLEY
District 5
Staff |
| 6. CEB 21-12062 H
Ref: N/A
Certified Mail | 5440 LILY ST
KASCO CHARITABLE REMAINDER UNITRUST | COURTLEY
District 6
Staff |
| 7. CEB 21-12511 Z
Ref: N/A
Certified Mail | 5471 LILY ST
JONES ANITRA A | COURTLEY
District 6
Staff |
| 8. CEB 21-12530 Z
Ref: N/A
Certified Mail | 5366 LILY ST
GUILLAUME GUIMENE | COURTLEY
District 6
Staff |
| 9. CEB 21-12940 Z
Ref: N/A
Certified Mail | 4813 ELESE ST
WINSLEY LEANN | COURTLEY
District 6
Staff |
| 10. CEB 21-13017 Z
Ref: N/A
Certified Mail | 5220 GREENERY CT
WALKER GEOVANNI S | COURTLEY
District 5
Staff |
| 11. CEB 21-13130 Z
Ref: N/A
Certified Mail | 5462 LESCOT LANE
FLEURY GINETTE | COURTLEY
District 6
Staff |
| 12. CEB 21-13133 Z
Ref: N/A
Certified Mail | 5367 LESCOT LANE
HERNANDEZ ROSARIO MARIA | COURTLEY
District 6
Staff |



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13. CEB 21-13149 Z Ref: N/A Certified Mail	1291 POPPY AVE LAURENT GERNISE	COURTLEY District 6 Staff
14. CEB 21-13153 Z Ref: N/A Certified Mail	5377 ROSEGAY CT RAMSAHAI SUKRAJ HEMRAJ	COURTLEY District 6 Staff
15. CEB 21-10623 BTR Ref: N/A Certified Mail	4122 MERCY INDUSTRIAL DR WILLIAMS INDUSTRIAL PROPERTIES	ALI District 5 Staff
16. CEB 21-11210 SGN Ref: N/A Certified Mail	4350 SEABOARD RD CATHAY INVESTMENT GROUP LLC	ALI District 5 Staff
17. CEB 21-12495 Z Ref: N/A Certified Mail	624 SOUTH LAKE FORMOSA DR STILLWELL DIANA SMITH	ALI District 3 Citizen
18. CEB 21-10425 BTR Ref: N/A Certified Mail	2824 S ORANGE AVE SOUTH ORANGE AVENUE TRAILER PA	MOORE District 4 Staff
19. CEB 21-12256 Z Ref: N/A Certified Mail	1461 MONTEGO LN SOLUPRON INC	RUSSELL District 2 Staff
20. CEB 21-11910 H Ref: N/A Certified Mail & Posted Property	4503 PAGEANT WAY JONES ADARIUS L	ALI District 3 Citizen
21. CEB 21-11422 H Ref: N/A Certified Mail	3341 ROGERS DR WALKER DONALD L	SEDA District 6 Staff
22. CEB 21-11861 Z Ref: N/A Certified Mail & Posted Property	644 SAN JUAN BLVD WATSON JAMES O JR	LEWIS/CRESPO District 2 Staff
23. CEB 21-10451 BTR Ref: N/A Certified Mail	21 W JERSEY ST VENUE INVESTMENTS 5 LLC	MOORE District 4 Referral
24. CEB 21-10023 POOL Ref: N/A Certified Mail	2500 NANCY ST MORTER JERRY E	JORDAN District 4 Citizen
25. CEB 21-10407 BTR Ref: N/A Certified Mail	316 BEECH AVE DNRK PROPERTIES LLC	QUINONES District 5 Staff
26. CEB 21-10151 COMM Ref: N/A Certified Mail & Hand Delivery	2112 E COLONIAL DR T P & C N LLC	BOOTH District 4 Staff



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27. CEB 21-11686 Z Ref: N/A Certified Mail & Hand Delivery	3708 E GRANT ST WONG PETER K	LEWIS/CRESPO District 1 Citizen
28. CEB 21-10201 COMM Ref: N/A Posted Property	4436 CURRY FORD RD BRIDGESTONE RETAIL OPERATIONS	LEWIS/CRESPO District 1 Citizen
29. CEB 21-12165 Z Ref: N/A Posted Property	4436 CURRY FORD RD BRIDGESTONE RETAIL OPERATIONS	LEWIS/CRESPO District 1 Citizen
30. CEB 21-10069 SGN Ref: N/A Certified Mail	7001 GRAND NATIONAL DR ALLIANCE ORLANDO LLC	WATTS District 6 Citizen
31. CEB 21-12677 Z Ref: N/A Certified Mail & Posted Property	4409 CEPEDA ST PORTO ALIX	RAMIREZ District 6 Staff
32. CEB 21-11191 H Ref: N/A Certified Mail & Posted Property	1113 S LEE AVE WILSON KEITH E	SEDA District 6 Citizen
33. CEB 21-12013 Z Ref: N/A Certified Mail	605 S SUMMERLIN AVE SALAZAR NILO R	MOORE District 4 Citizen
34. CEB 21-12144 Z Ref: N/A Certified Mail & Posted Property	227 S SUMMERLIN AVE SPEDALE DARREN	BOOTH District 4 Staff
35. CEB 20-10271 H Ref: N/A Posted Property	800 N LAKE FORMOSA DR WEISS JERRY Y	RUSSELL District 3 Staff
36. CEB 21-12623 Z Ref: N/A Posted Property	4030 DIJON DR CYPRESS POINTE AT LAKE ORLANDO	ALI District 3 Citizen

ADMINISTRATIVELY CLOSED CASES

1. CEB 21-11480 H Ref: N/A Certified Mail & Posted Property	2305 MUSSELWHITE AVE MULLIN KEVIN O	BACA District 3 Staff
2. CEB 21-12249 Z Ref: N/A Certified Mail & Posted Property	1301 MONTEGO LN PASTRANA SALVADOR	RUSSELL District 2 Staff



Code Enforcement Board

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| 3. CEB 21-11934 H
Ref: N/A
Posted Property | 1410 ALTALOMA AVE
SIMPSON CARL H | BACA
District 4
Staff |
| 4. CEB 21-11855 Z
Ref: N/A
Certified Mail | 825 SAN JUAN BLVD
SANCHEZ NANCY M | LEWIS/CRESPO
District 2
Staff |

REGULAR AGENDA

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|--|---|--------------------------------------|
| 1. CEB 20-11854 H
Ref: N/A
Certified Mail | 381 NIBLICK WAY
BURGIEL MARY JO
BURGIEL JONATHAN | BACA
District 3
Citizen |
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Respondent was notified by Certified Mail and the Respondent, Jonathan Burgiel, was in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Burgiel made a statement. Mr. Erlich moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Mr. Erlich, and Ms. Climer seconded a motion to give the Respondent 90 days or August 10, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 2. CEB 21-10234 Z
Ref: N/A
Hand Delivery | 552 W WINTER PARK ST
RUBINGER JUDITH A | BACA
District 3
Citizen |
|---|--|--------------------------------------|

Respondent was notified by Hand Delivery and the Respondent was not in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 90 days or August 10, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 3. CEB 21-11594 H
Ref: N/A
Certified Mail | 626 CITRUS ST
PARRAMORE PROJECT LLC | BACA
District 6
Staff |
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Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erlich seconded a motion to give the Respondent 14 days or May 26, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.



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4. CEB 21-12313 Z

Ref: N/A
Certified Mail

626 CITRUS ST

PARRAMORE PROJECT LLC

BACA

District 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erlich seconded a motion to give the Respondent 14 days or May 26, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

5. CEB 21-12139 Z

Ref: N/A
Certified Mail

2103 IVANHOE RD

DAVIS AMY L
DAVIS BRIAN

BACA

District 3
Citizen

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 90 days or August 10, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

6. CEB 21-12354 Z

Ref: N/A
Posted Property

619 GRAND ST

DIMAURO ANTONIO

BACA

District 6
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erlich seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

7. CEB 21-10208 COMM

Ref: N/A
Posted Property

948 N MILLS AVE

JAI INVESTMENTS LLC

MORT

District 4
Staff

Respondent was notified by Posted Property and the Respondent, Jeff Phillips, was in chambers. Officer Mort representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Phillips made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Mort. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 90 days or August 10, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-



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compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 8. CEB 21-10226 COMM | 744 W COLONIAL DR | MORT |
| Ref: N/A | BURGER KING CORPORATION | District 5 |
| Certified Mail | | Citizen |

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Mort representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Mort. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 9. CEB 21-10212 COMM | 135 WALL ST | RUSSELL |
| Ref: N/A | ORTHODOX DEANERY CHURCH OF FL | District 5 |
| Certified Mail | | Citizen |

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Garcia moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Garcia, and Mr. Erhlich seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 10. CEB 21-10413 BTR | 100 N ORANGE AVE | RUSSELL |
| Ref: N/A | DOLIVE BUILDING LLC | District 5 |
| Certified Mail | | Staff |

Respondent was notified by Certified Mail and the Respondent, Anna Long, was in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Long made a statement. Ms. Garcia moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Garcia, and Ms. Ariza seconded a motion to give the Respondent 45 days or June 26, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

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| 11. CEB 21-12275 Z | 100 N ORANGE AVE | RUSSELL |
| Ref: N/A | DOLIVE BUILDING LLC | District 5 |
| Certified Mail | | Staff |

Respondent was notified by Certified Mail and the Respondent, Anna Long, was in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Long made a statement. Ms. Garcia moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Garcia, and Ms. Ariza seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on



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the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

12. CEB 21-10446 BTR
Ref: N/A
Certified Mail

131 N ORANGE AVE
131 DOWNTOWN LLC

RUSSELL
District 5
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

13. CEB 21-11170 H
Ref: N/A
Certified Mail

437 RUTH LN
DONOHOE THOMAS A

RUSSELL
District 4
Referral

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Garcia seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$250 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned to record the order immediately.

14. CEB 21-11213 SGN
Ref: N/A
Posted Property

519 E LIVINGSTON ST
KINCHLA MARK

RUSSELL
District 4
Citizen

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garica seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Russell. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Climer seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned to record the order immediately.

15. CEB 21-10873 H
Ref: N/A
Certified Mail

4200 HARGILL DR
TULLY DEVON S

JORDAN
District 4
Citizen

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Jordan representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garica seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Jordan. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the



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Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

16. CEB 21-10266 BTR

Ref: N/A

Certified Mail & Posted Property

12835 NARCOOSSEE RD

HUPP RETAIL LAKE NONA LLC

HUPP EQUITIES INC

WELLS

District 1

Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Andrew Hupp, was in chambers. Officer Wells representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Hupp made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Wells. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erhlich seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

17. CEB 21-11038 H

Ref: N/A

Certified Mail & Posted Property

1157 ALICANTE AVE

PERI RAUL S

AVILES

District 2

Staff

Respondent was not present in Chambers. Ms. Ariza and Ms. Garcia seconded a motion to table this case for 30 days or until June 9, 2021. The motion was carried by a unanimous voice vote.

18. CEB 21-11288 H

Ref: N/A

Posted Property

1002 OROPESA AVE

DEPASS EDERTON

AVILES

District 2

Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Aviles representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Aviles. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erhlich seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

19. CEB 21-11242 H

Ref: N/A

Certified Mail

5777 STONEWALL JACKSON RD

HONG KYUNG A

COONEY

District 2

Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Cooney representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Cooney. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.



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20. CEB 21-11699 Z

Ref: N/A
Certified Mail

5777 STONEWALL JACKSON RD

HONG KYUNG A

COONEY

District 2
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Cooney representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Cooney. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

21. CEB 21-10385 BTR

Ref: N/A
Certified Mail

5777 STONEWALL JACKSON RD

HONG KYUNG A

COONEY/CRESPO

District 2
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Cooney representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Cooney. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

22. CEB 21-10619 BTR

Ref: N/A
Certified Mail

4105 SEABOARD STE 4121

RREEF AMERICA REIT II CORP VVV

ALI

District 3
Staff

Respondent was notified by Certified Mail and the Respondent, Katherine Moricathy, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Moricathy made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Ali. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

23. CEB 21-11487 H

Ref: N/A
Certified Mail & Posted Property

4030 GOLFSIDE DR UNIT 11

MAGUIRE LINDA LIFE ESTATE 1/2

ALI

District 3
Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondents, Linda Maguire and Leslie Johnson, were in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Maguire and Ms. Johnson both made statements. Mr. Erlich moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Ali. The motion was carried by a unanimous voice vote. Mr. Erlich, and Ms. Ariza seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-



Code Enforcement Board

28. CEB 20-11921 H

Ref: N/A
Posted Property

4354 KIRKLAND BLVD
SEALEY ROSIE L ESTATE

RAMIREZ
District 6
Referral

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Ramirez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Ramirez. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erhlich seconded a motion to give the Respondent 90 days or August 10, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

29. CEB 21-10477 H

Ref: N/A
Certified Mail & Posted Property

4087 COVINGTON ST
SAINT MARK AFRICAN METHODIST E

RAMIREZ
District 6
Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Gregory McDonald, was in chambers. Officer Ramirez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Garcia moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Ramirez. The motion was carried by a unanimous voice vote. Ms. Garcia, and Ms. Ariza seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The property to remain vacant and secure until the violations are in compliance. The motion was carried by a unanimous voice vote.

30. CEB 21-12149 Z

Ref: N/A
Certified Mail & Hand Delivery

11 N SUMMERLIN AVE
MPR MANAGEMENT LLC

BOOTH
District 4
Citizen

Respondent was notified by Certified Mail & Hand Delivery and the Respondent was not in chambers. Officer Booth representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Booth. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erhlich seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

31. CEB 21-12240 Z

Ref: N/A
Hand Delivery

2121 STANLEY ST
PLAYTER NOEL A

BOOTH
District 4
Citizen

THIS CASE WAS IN COMPLIANCE BEFORE THE HEARING



Code Enforcement Board

32. CEB 21-12930 Z

Ref: N/A

Certified Mail & Posted Property

550 MARIPOSA ST

THORNTON COMMONS LLC

BOOTH

District 4

Citizen

Respondent was notified by Certified Mail & Posted Property and the Respondents, Joshua Katsu, Solange Dae and John Fantozzi, was in chambers. Officer Booth representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Katsu, Ms. Dao, Mr. Fantozzi and Karl Wielecki, City Planning, all made statements. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Booth. The motion was carried by a unanimous voice vote. Ms. Ariza, and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

33. CEB 21-10324 BTR

Ref: N/A

Posted Property

901 S GOLDWYN AVE

AHMAD NATHMI

DIDONATO

District 6

Referral

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Ms. Ariza, and Mr. Erhlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

34. CEB 21-10599 BTR

Ref: N/A

Certified Mail

3155 S JOHN YOUNG PKWY

TOPSECRET RESORT OF ORLANDO, LLC

DIDONATO

District 6

Referral

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Garcia moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Ms. Garcia and Mr. Erhlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

35. CEB 21-10600 BTR

Ref: N/A

Certified Mail

3155 S JOHN YOUNG PKWY

TOPSECRET RESORT OF ORLANDO, LLC

DIDONATO

District 6

Referral

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Erhlich moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Mr. Erhlich and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-



Code Enforcement Board

compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

36. CEB 21-11233 H
Ref: N/A
Certified Mail

1029 S PARRAMORE AVE
PARRAMORE PROJECT LLC

DIDONATO
District 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Erhlich moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Mr. Erhlich and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

37. CEB 21-12686 Z
Ref: N/A
Certified Mail

3605 WELLS ST
KINLOCK MICHAEL S

DIDONATO
District 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Climer moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Ms. Climer and Mr. Erhlich seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

38. CEB 21-12812 Z
Ref: N/A
Posted Property

3818 GUINYARD WAY
PATTERSON ELYARD III ESTATE

DIDONATO
District 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Ms. Ariza and Mr. Erhlich seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

39. CEB 21-12813 Z
Ref: N/A
Certified Mail

2404 MONTE CARLO TRAIL
ALICE HARDY, ANTHONY ADAMS
TYRONE ADAMS, JEROME ADAMS, & TIMOTHY ADAMS

DIDONATO
District 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Anthony Adams, was in chambers. Officer DiDonato representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Adams made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer DiDonato. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Climer seconded a motion to give the Respondent 7 days or May 19, 2021 to



Code Enforcement Board

bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

40. CEB 21-11688 H
Ref: N/A
Certified Mail

642 20TH ST
ODUM OTIS JR

COURTLEY
District 6
Staff

Respondent was notified by Certified Mail and the Respondent, Otis Odum, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Odum made a statement. Ms. Garcia moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Garcia and Mr. Erlich seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

41. CEB 21-12416 Z
Ref: N/A
Certified Mail

642 20TH ST
ODUM OTIS JR

COURTLEY
District 6
Staff

Respondent was notified by Certified Mail and the Respondent, Otis Odum, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Odum made a statement. Ms. Garcia moved, and Ms. Ariza seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Garcia and Mr. Erlich seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

42. CEB 21-11954 Z
Ref: N/A
Certified Mail & Hand Delivery

625 ROMANO AVE
PERDOMO ALAIN M MONTENEGRO

COURTLEY
District 2
Staff

Respondent was notified by Certified Mail and Hand Delivery and the Respondent was not in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Ariza and Mr. Erlich seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

43. CEB 21-12506 Z
Ref: N/A
Certified Mail

1210 FRAZIER AVE
1210 CARVER SHORES LLC

COURTLEY
District 6
Staff

Respondent was notified by Certified Mail and the Respondent, Joan Williams, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Williams made a statement. Ms. Ariza moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms.



Code Enforcement Board

Garcia seconded a motion to give the Respondent 60 days or July 11, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

44. CEB 21-10606 BTR

Ref: N/A
Certified Mail

4780 W COLONIAL DR

NORTHSTAR LIQUORS 6 LLC

LIVINGSTON/WHARTON

District 5
Staff

Respondent was notified by Certified Mail and the Respondent, Sapria Permil, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Permil made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Mr. Erhlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

45. CEB 21-11314 SGN

Ref: N/A
Certified Mail & Posted Property

4780 W COLONIAL DR

NORTHSTAR LIQUORS 6 LLC

LIVINGSTON/WHARTON

District 5
Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Sapria Permil, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Permil made a statement. Ms. Ariza moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Mr. Erhlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

46. CEB 21-11086 H

Ref: N/A
Posted Property

2824 W HARWOOD ST

CHAUDHRY IMRAN

LIVINGSTON/WHARTON

District 5
Citizen

Respondent was notified by Posted Property and the Respondent, Christopher Kendricks, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Kendricks made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

47. CEB 21-11217 H

Ref: N/A
Certified Mail & Posted Property

4503 ARCH ST

ALSTROEMERIA LLC

LIVINGSTON/WHARTON

District 5
Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Adriana Montes, was in chambers and then left. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance



Code Enforcement Board

schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

48. CEB 21-11281 H
Ref: N/A
Posted Property

1443 CAPE COVE BLVD
CHATTMAN MOSES JR ESTATE

LIVINGSTON/WHARTON
District 5
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers and then left. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Garcia seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

49. CEB 21-11591 H
Ref: N/A
Posted Property

4227 LAKE LAWNE AVE
BMS HOLDINGS LLC

LIVINGSTON/WHARTON
District 5
Citizen

Respondent was notified by Posted Property and the Respondents, Sean Spivey, Wilnise Saint-Clermont, and Kingsley Birch, were all in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Spivey, Ms. Saint-Clermont, Mr. Birch and George Wharton, Code Enforcement Supervise all made statements. Ms. Garcia moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Garcia and Mr. Erlich seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the health and safety violations into compliance and 30 days or June 11, 2021 to bring the remaining violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. If the property should become vacant, the property will need to remain vacant until all the violations are brought into compliance. The motion was carried by a unanimous voice vote.

50. CEB 21-12100 H
Ref: N/A
Certified Mail & Posted Property

2831 W LIVINGSTON ST
CRUZ BLANCA I
MORENO VICTOR

LIVINGSTON/WHARTON
District 5
Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Paul Brickman, was in chambers. Supervisor Wharton representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Don Fields, Permitting Department made a statement. Ms. Climer moved, and Ms. Ariza seconded a motion to demolish the property. The motion was carried by a 5-1 voice vote.

51. CEB 21-12745 Z
Ref: N/A
Posted Property

3001 W AMELIA ST
3001 WEST AMELIA STREET LLC

LIVINGSTON/WHARTON
District 5
Staff

Respondent was notified by Posted Property and the Respondent, Adriana Montes, was in chambers and then left. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Ariza moved, and Ms. Garcia seconded a motion



Code Enforcement Board

to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Garcia seconded a motion to give the Respondent 7 days or May 19, 2021 to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

52. CEB 21-11639 Z
Ref: N/A
Certified Mail

1205 W YALE ST
BRIDGES ANN MARIE

SANCHEZ/JOHNSTON
District 6
Referral

Respondent was notified by Posted Property and the Respondent, Ann Marie Bridges, was in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Bridges made a statement. Mr. Erhlich moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Supervisor Johnston. The motion was carried by a unanimous voice vote. Mr. Erhlich and Ms. Climer seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

53. CEB 21-11684 H
Ref: N/A
Certified Mail

630 GRAND ST
ANDREWS AMY

JOHNSTON
District 6
Staff

Respondent was notified by Certified Mail and the Respondents, Amy Andrews and David Rios, were in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Andrews and Mr. Rios both made statements.. Mr. Erhlich moved, and Ms. Garcia seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Supervisor Johnston. The motion was carried by a unanimous voice vote. Mr. Erhlich and Ms. Climer seconded a motion to give the Respondent 14 days or May 26, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

54. CEB 21-12341 Z
Ref: N/A
Certified Mail

915 INDIANA ST
REM: CHARLES E SHEVLIN TRUST
SHEVLIN CHARLES E LIFE ESTATE

JOHNSTON
District 6
Staff

Respondent was notified by Certified Mail and the Respondent, Charles Shevlin, was in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Shevlin made a statement. Ms. Garcia moved, and Mr. Erhlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Supervisor Johnston. The motion was carried by a unanimous voice vote. Ms. Garcia and Mr. Erhlich seconded a motion to give the Respondent 30 days or June 11, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

SHORT TERM RENTALS

NONE



Code Enforcement Board

CASES TABLED FROM PREVIOUS MEETINGS

- | | | |
|---|--|--------------------------------------|
| 1. CEB 21-10562 Z
Ref: N/A
Posted Property | 26 E HARVARD ST
LOPEZ RYAN S | BACA
District 3
Citizen |
|---|--|--------------------------------------|

Respondent was notified by Posted Property and the Respondent, Ryan Lopez, was in chambers and then left. Officer Baca representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Lopez made a statement. Ms. Ariza moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Baca. The motion was carried by a unanimous voice vote. Ms. Ariza and Ms. Garcia seconded a motion to give the Respondent 120 days or September 9, 2021 to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

REQUESTS TO TABLE

NONE

REQUEST FOR REDUCTION OF PENALTY

- | | | |
|---|---|--|
| 1. CEB 12-55445 H
Ref. 312020
Certified Mail | 2795 L B MCLEOD RD D
CATALINA ISLES CONDO ASSOC | DIDONATO
DISTRICT
Citizen |
|---|---|--|

Penalty Amount: \$113,078.45

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erlich seconded a motion to reduce the request for reduction of penalty for case CEB 312020 from \$113,078.45 to \$5,714.28 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

- | | | |
|--|---|--|
| CEB 12-55443 H
Ref. 312052
Certified Mail | 2795 L B MCLEOD RD D
CATALINA ISLES CONDO ASSOC | DIDONATO
DISTRICT
Citizen |
|--|---|--|

Penalty Amount: \$456,700

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erlich seconded a motion to reduce the request for reduction of penalty for case CEB 312052 from \$456,700 to \$5,714.28 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

- | | | |
|-----------------------|-----------------------------|-----------------|
| CEB 12-55492 H | 2795 L B MCLEOD RD D | DIDONATO |
|-----------------------|-----------------------------|-----------------|



Code Enforcement Board

Ref. 312063
Certified Mail

CATALINA ISLES CONDO ASSOC

DISTRICT
Citizen

Penalty Amount: \$299,600

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 312063 from \$399,600 to \$5,714.28 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-63599 H
Ref. 485178
Certified Mail

2795 L B MCLEOD RD
CATALINA ISLES CONDOMINIUM ASSOC, INC

DIDONATO
DISTRICT 6
Citizen

Penalty Amount: \$48,700

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 485178 from \$48,700 to \$5,714.29 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-63600 H
Ref. 485179
Certified Mail

2795 L B MCLEOD RD
CATALINA ISLES CONDOMINIUM ASSOC, INC

DIDONATO
DISTRICT 6
Citizen

Penalty Amount: \$108,700

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 485179 from \$108,700 to \$5,714.29 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-63605 Z
Ref. 489267
Certified Mail

2795 L B MCLEOD RD
CATALINA ISLES CONDOMINIUM ASSOC, INC

DIDONATO
DISTRICT 6
Staff

Penalty Amount: \$53,400

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 489267 from \$53,400 to \$5,714.29 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-63608 Z
Ref. 489270
Certified Mail

2795 L B MCLEOD RD
CATALINA ISLES CONDOMINIUM ASSOC, INC

DIDONATO
DISTRICT 6
Staff

Penalty Amount: \$18,900

Respondents, Yvonne Kamara, Mirza Baog, Muniza Baig and Daniel Colombo, were present in Chambers. Ms. Garica moved and Mr. Erhlich seconded a motion to reduce the request for reduction



Code Enforcement Board

of penalty for case CEB 489270 from \$18,900 to \$5,714.29 if paid with 365 days or May 12, 2022. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

TOTAL PENALTY AMOUNT: \$1,099,078.40

TOTAL REDUCED AMOUNT: \$40,000 FOR ALL CASES

- | | | |
|---|--|---------------------------------------|
| 2. CEB 17-61571 H
Ref. 442695
Certified Mail | 3942 VERSAILLES DR 3942 B
FLIJE, LLC | BOOTH
DISTRICT 3
Citizen |
|---|--|---------------------------------------|

Penalty Amount: \$66,500

Respondent, Tony Rhodes, was present in Chambers. Ms. Climer moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 442695 from \$66,500 to \$3,850 if paid with 60 days or July 11, 2021. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

- | | | |
|--|--|-------------------------------------|
| 3. CEB 17-61113 COM
Ref. 443515
Posted Property | 3191 W COLONIAL DR
HIGHYON SHOPPING CENTER
INVESTMENT FUNDS NO 107 LP | WATTS
DISTRICT 5
Staff |
|--|--|-------------------------------------|

Penalty Amount: \$33,500

Respondent, Dawn McCraine, was present in Chambers. Ms. Climer moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 443515 from \$33,500 to \$16,750 if paid with 120 days or September 9, 2021. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

- | | | |
|--|--|--|
| 4. CEB 19-63498 H
Ref. 482832
Posted Property | 1800 FAIRVIEW SHORES DR
STEVEN NGUYEN JR
TAM THI VU | JOHNSTON
DISTRICT 3
Citizen |
|--|--|--|

Penalty Amount: \$37,800

Respondent, Steven Nguyen, was present in Chambers. Ms. Garcia moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 482832 from \$37,800 to \$9,500 if paid with 180 days or November 10, 2021. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

- | | | |
|--|--|-------------------------------------|
| 5. CEB 20-14387 Z
Ref: N/A
Certified Mail | 5700 N ORANGE BLOSSOM TRL #5748
ROSEMONT PLAZA PW LP | BYNES
District 3
Staff |
|--|--|-------------------------------------|

Penalty Amount: \$2,400

Respondent was not present in Chambers. Ms. Ariza moved and Mr. Erhlich seconded a motion to reduce the request for reduction of penalty for case CEB 20-14387Z from \$2,400 to \$250 if paid with 30 days or June 11, 2021. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.



Code Enforcement Board

REQUEST FOR EXTENSION

1. **CEB 21-10705 Z**
Ref: N/A
Certified Mail

1625 MERCY DR
URBAN SQUARE LLC

LIVINGSTON
District 5
Staff

Compliance Date: May 11, 2021

Respondent, Eric Aristy, was present in Chambers. Ms. Garcia moved and Ms. Climer seconded a motion to approve the request for extension for case CEB 21-10705 Z for 14 days or until May 26, 2021 from the original compliance date. The motion was carried by a 5-1 voice vote.

2. **CEB 21-10383 H**
Ref: N/A
Certified Mail

1100 GELWOOD AVE
CARDONA EDWIN

AVILES
District 2
Staff

Compliance Date: May 9, 2021

Respondent, Edwin Cardona, was present in Chambers. Ms. Ariza moved and Ms. Climer seconded a motion to approve the request for extension for case CEB 21-10383 H for 120 days or until September 9, 2021 from the original compliance date. The motion was carried by a unanimous voice vote.

APPEALS

NONE

REQUEST FOR REHEARING

NONE

OLD OR UNFINISHED BUSINESS

NONE

COMPLIANCE HEARING

NONE

PUBLIC COMMENTS

NONE

NEW BUSINESS:

NEXT MEETING DATE: June 9, 2021 @ 9:00 a.m.

ADJOURNMENT: 3:45p.m.