



Code Enforcement Board

March 13, 2024 Minutes

MEETING INFORMATION	WELCOME <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>
LOCATION Council Chambers	GENERAL RULES OF ORDER <p>The Board is pleased to hear all non-repetitive comments. If you wish to appear before the Board, you must fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Recording Secretary recognizes you, state your name, address, and relationship to the property, and speak directly into the microphone. ROBERTS RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Code Enforcement Board Recording Secretary at (407) 246-3368 at least 24 hours in advance of the meeting.</p>
TIME 9:00 A.M.	APPEALS <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 at this 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>
BOARD MEMBERS Rechard "Reed" McCoy, Chairperson James "Jamy" Dinkins, Vice Chairperson Mark Jansen Gary Erhlich Karen Climer David Blackwood Garry Capton John DiMasi, Board Attorney Jasmin Rodriguez Board Secretary Maya Jack	<p>Thank you for participating in your government and making Orlando truly "The City Beautiful."</p> REGULAR SESSION <p>Call to Order at 9:00 a.m. or as soon thereafter as possible Roll Call Consideration of February 14, 2024 Minutes Reports was approved by Mr. Dinkins and second by Ms. Climer</p>



Code Enforcement Board

STIPULATIONS

NONE

IN COMPLIANCE BEFORE HEARING

- | | | |
|--|--|--|
| 1. CEB 24-11711 Z
Ref. N/A
Certified Mail | 249 ARGOS AVE
FREDREKA DAVIS | PERRY
DISTRICT 5
Staff |
| 2. CEB 24-10147 H
Ref. N/A
Certified Mail | 521 HIBISCUS COVE DR
IH5 PROPERTY FLORIDA LP | COLLINS
DISTRICT 2
Staff |
| 3. CEB 23-16421 Z
Ref. N/A
Certified Mail | 310 S LAKEWOOD DR
MCCULLOUGH JEFFREY D | COLLINS
DISTRICT 4
Staff |
| 4. CEB 24-10300 H
Ref. N/A
Certified Mail | 5575 CINDERLANE PKWY 309
BROOKSIDE APTS LLC | JORDAN
DISTRICT 3
Citizen |
| 5. CEB 24-11245 Z
Ref. N/A
Certified Mail | 4234 PLAYER CIR
RG CONDOMINIUM ASSOCIATION, INC | AVILES
DISTRICT 3
Citizen |
| 6. CEB 24-10725 H
Ref. N/A
Certified Mail | 4418 MARTINS WAY APT L
OMNINET VILLAGE PARK LLC | JORDAN
DISTRICT 3
Citizen |
| 7. CEB 24-10196 H
Ref. N/A
Certified Mail | 4545 E COLONIAL DR
HAVERTY FURNITURE COMPANIES INC | COLLINS
DISTRICT 3
Staff |
| 8. CEB 24-10850 Z
Ref. N/A
Certified Mail | 2423 E SOUTH ST
PARK PLACE ADVANTAGE LLC | COLLINS
DISTRICT 4
Citizen |
| 9. CEB 24-10929 Z
Ref. N/A
Certified Mail | 2423 E SOUTH ST
PARK PLACE ADVANTAGE LLC | COLLINS
DISTRICT 4
Staff |
| 10. CEB 24-11084 Z
Ref. N/A
Certified Mail | 4601 E COLONIAL DR
AGREE LIMITED PARTNERSHIP | COLLINS
DISTRICT 3
Staff |
| 11. CEB 24-10003 COMM
Ref. N/A
Certified Mail | 1 N ORANGE AVE
ONE NORTH ORANGE LLC | WATTS
DISTRICT 5
Staff |
| 12. CEB 24-10013 H
Ref. N/A
Certified Mail | 5217 FORZLEY ST
SHATZER NATASHA | COURTLEY
DISTRICT 2
Citizen |



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13. CEB 23-13624 H Ref. N/A Certified Mail	1675 WATUAGA AVE WATAUGA AFFORDABLE LLC	COURTLEY DISTRICT 4 Citizen
14. CEB 24-10029 COMM Ref. N/A Certified Mail	2309 E CENTRAL BLVD SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY	WELLON DISTRICT 4 Referral
15. CEB 24-10075 COMM Ref. N/A Certified Mail	2021 E COLONIAL DR COLONIAL REAL ESTATE GROUP LLC	VERNON DISTRICT 4 Staff
16. CEB 24-10277 Z Ref. N/A Certified Mail	4173 KIRKLAND BLVD STEELE SARAH	COONEY DISTRICT 6
17. CEB 23-12438 H Ref. N/A Certified Mail	6004 APPAIN WAY VELEZ JOSE L	VELEZ DISTRICT 2 Staff
18. CEB 24-11426 Z Ref. N/A Certified Mail	1807 BEL AIR AVE SANCHEZ GREISSI	COURTLEY DISTRICT 2 Citizen
19. CEB 23-10333 COMM Ref. N/A Certified Mail	66 E PINE ST KYUNG UK PARK TRUST	WATTS DISTRICT 5 Staff
20. CEB 23-15396 Z Ref. N/A Certified Mail	116 N MAGNOLIA AVE CATHEDRAL CHURCH OF ST LUKE	COURTLEY DISTRICT 5 Staff
21. CEB 24-10594 Z Ref. N/A Certified Mail	1625 MERCY DR APT 16 CARSON CHARLES CARSON HANNAH	ALI DISTRICT 5 Citizen
22. CEB 24-10561 H Ref. N/A Certified Mail	729 FLORAL DR VIHLEN CRISTI R	VERNON DISTRICT 4 Staff
23. CEB 24-11915 Z Ref. N/A Certified Mail	5655 LA COSTA DR HARRIS A W	LIVINGSTON DISTRICT 2 Staff
24. CEB 24-10307 Z Ref. N/A Certified Mail	5657 CURRY FORD RD SUCESSOBIZ INC	LIVINGSTON DISTRICT 2 Staff
25. CEB 24-11903 Z Ref. N/A Certified Mail	439 MERCADO AVE PASCUAL FIGUEREDO LISETTE	LIVINGSTON DISTRICT 2 Staff
26. CEB 24-11479 Z Ref. N/A Certified Mail	3001 W CONCORD ST THREE PARTNERS PROPERTY MGNT	ALI DISTRICT 5 Staff



Code Enforcement Board

ADMINISTRATIVELY CLOSED CASES

- | | | |
|--|---|--------------------------------------|
| 1. CEB 24-10874 Z
Ref. N/A
Certified Mail | 831 WOODEN BLVD
MARVIN WHEELER | PERRY
DISTRICT 6
Staff |
| 2. CEB 24-11709 Z
Ref. N/A
Certified Mail | 4369 ROYAL IVEY GARDENS CT
CHETRAM BOODHOO
LOLIETA BOODHOO | PERRY
DISTRICT 5
Staff |
| 3. CEB 24-10949 Z
Ref. N/A
Certified Mail | 3420 ROGERS DR
HAROLD SALINAS | PERRY
DISTRICT 6
Staff |
| 4. CEB 24-10432 H
Ref. N/A
Certified Mail | 30 ARGOS AVE
RIB FAMILY TRUST HOLDINGS LLC | PERRY
DISTRICT 5
Staff |
| 5. CEB 24-10135 H
Ref. N/A
Certified Mail | 5256 LONG RD APT F
5224 LONG ROAD APARTMENTS LLC | JORDAN
DISTRICT 3
Staff |

SHORT TERM RENTALS

- | | | |
|--|--|--|
| 1. CEB 24-11518 Z
Ref. N/A
Certified Mail | 2525 SUSANDAY DR
LCM INVESTMENTS LLC | COURTLEY
DISTRICT 4
Staff |
|--|--|--|

Respondent was notified by Certified Mail 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. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 7 days or March 20, 2024, 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.

REGULAR AGENDA

- | | | |
|--|--|--|
| 1. CEB 24-10171 H
Ref. N/A
Certified Mail & Posted Property | 1053 S HIAWASSEE RD/1071 BLD 12
TRADEWINDS A METROWEST CONDO | QUINONES
DISTRICT 5
Citizen |
|--|--|--|

Respondent was notified by Certified Mail and Posted Property and the Respondent, Italo Arias, was in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Arias made a statement. Mr. Dinkins 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 Quinones. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, to bring the



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violations on the property into compliance or a penalty of \$500 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.

2. CEB 24-10173 H

Ref. N/A

Certified Mail & Posted Property

1053 S HIAWASSEE RD/1065 BLD 14

TRADEWINDS A METROWEST CONDO

QUINONES

DISTRICT 5

Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Italo Arias, was in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Arias made a statement. Mr. Dinkins 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 Quinones. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

3. CEB 24-10174 H

Ref. N/A

Certified Mail & Posted Property

1053 S HIAWASSEE RD/1037/ BLD 28

TRADEWINDS A METROWEST CONDO

QUINONES

DISTRICT 5

Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Italo Arias, was in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Arias made a statement. Mr. Dinkins 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 Quinones. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

4. CEB 24-10175 H

Ref. N/A

Certified Mail & Posted Property

1053 S HIAWASSEE RD/1039 BLD 29

TRADEWINDS A METROWEST CONDO

QUINONES

DISTRICT 5

Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Italo Arias, was in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Arias made a statement. Mr. Dinkins 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 Quinones. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10514 H

Ref. N/A

Certified Mail & Posted Property

6197 WESTGATE DR BLD 1

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance



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of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10515 H

Ref. N/A

Certified Mail & Posted Property

6191 WESTGATE DR BLD 2

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10516 H

Ref. N/A

Certified Mail & Posted Property

6185 WESTGATE DR BLD 3

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

8. CEB 24-10517 H

Ref. N/A

Certified Mail & Posted Property

6179 WESTGATE DR BLD 4

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10518 H

Ref. N/A

Certified Mail & Posted Property

6173 WESTGATE DR BLD 5

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

10. CEB 24-10519 H

Ref. N/A

Certified Mail & Posted Property

6167 WESTGATE DR BLD 6

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

11. CEB 24-10520 H

Ref. N/A

Certified Mail & Posted Property

6155 WESTGATE DR BLD 7

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10521 H

Ref. N/A

Certified Mail & Posted Property

6149 WESTGATE DR BLD 8

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made



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statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10522 H

Ref. N/A

Certified Mail & Posted Property

6143 WESTGATE DR BLD 9

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

14. CEB 24-10523 H

Ref. N/A

Certified Mail & Posted Property

6137 WESTGATE DR BLD 10

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

15. CEB 24-10524 H

Ref. N/A

Certified Mail & Posted Property

6131 WESTGATE DR BLD 11

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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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16. CEB 24-10525 H

Ref. N/A

Certified Mail & Posted Property

6125 WESTGATE DR BLD 12

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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 24-10526 H

Ref. N/A

Certified Mail & Posted Property

6119 WESTGATE DR BLD 13

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

18. CEB 24-10527 H

Ref. N/A

Certified Mail & Posted Property

6113 WESTGATE DR BLD 14

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.



Code Enforcement Board

19. CEB 24-10528 H

Ref. N/A

Certified Mail & Posted Property

6101 WESTGATE DR BRIDGES

GOLDELM AT METROWEST LLC

QUINONES

DISTRICT 5

Referral

Respondent was notified by Certified Mail and Posted Property and the Respondents, Lakesha Pierre and Jamal Christopher, were in chambers. Officer Quinones representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Pierre and Mr. Christopher made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Quinones. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 90 days or June 11, 2024, to bring the violations on the property into compliance or a penalty of \$500 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.

20. CEB 24-11820 Z

Ref. N/A

Certified Mail

448 S COTTAGE HILL RD

VIZCAINO APONTE VALERIE DIANNE

PERRY

DISTRICT 5

Staff

Respondent was notified by Certified Mail and the Respondent, Valerie Vizcaino, was in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Vizcaino made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Perry. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 7 days or March 20, 2024, 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. The board motioned to record the order immediately.

21. CEB 24-11271 Z

Ref. N/A

Posted Property

4188 PLAYERS CIR

RG CONDOMINIUM ASSOCIATION, INC

AVILES

DISTRICT 3

Citizen

Respondent was notified by Posted Property and the Respondent, Suzan Kearns, was in chambers. Officer Aviles representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Kearns made a statement. Mr. Dinkins 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 Aviles. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, 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 24-11453 Z

Ref. N/A

Posted Property

4185 SOUTH LAKE ORLANDO PKWY

RG CONDOMINIUM ASSOCIATION, INC

AVILES

DISTRICT 3

Citizen

Respondent was notified by Posted Property and the Respondent, Suzan Kearns, was in chambers. Officer Aviles representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Kearns made a statement. Mr. Dinkins 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 Aviles. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 60 days or May 12, 2024, 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



Code Enforcement Board

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 24-10553 H

Ref. N/A
Certified Mail

3205 ANDROS PL

RAMOS ADA

HARGIS

DISTRICT 1
Citizen

Respondent was notified by Certified Mail and the Respondent, Nadia Douglas, was in chambers. Officer Hargis representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Douglas made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Hargis. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 210 days or October 9, 2024, 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.

24. CEB 24-11206 Z

Ref. N/A
Certified Mail

2004 PATTERSON AVE

SCOTT GERTRUDE ESTATE

COONEY

DISTRICT 6
Citizen

THIS CASE CAME INTO COMPLAINE BEFORE THE HEAIRNG.

25. CEB 24-10288 H

Ref. N/A
Certified Mail

2312 CORRINE DR

HOULIHAN JAMES P

VERNON

DISTRICT 4
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Vernon representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Vernon. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

26. CEB 24-10134 H

Ref. N/A
Certified Mail

5256 LONG RD APT E

5224 LONG ROAD APARTMENTS LLC

JORDAN

DISTRICT 3
Citizen

Respondent was notified by Certified Mail and the Respondent, Rachel Hamnick, was in chambers. Officer Jordan representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Hamnick made a statement. Mr. Dinkins 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 Jordan. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 90 days or June 11, 2024, 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.



Code Enforcement Board

27. CEB 24-10410 H

Ref. N/A
Certified Mail

1815 LARKIN AVE

ANDRES OSPINA RIVERA LLC

COURTLEY

DISTRICT 2
Citizen

Respondent was notified by Certified Mail 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. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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.

28. CEB 24-10877 Z

Ref. N/A
Certified Mail

1815 LARKIN AVE

ANDRES OSPINA RIVERA LLC

COURTLEY

DISTRICT 2
Citizen

Respondent was notified by Certified Mail 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. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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 24-10282 SGN

Ref. N/A
Posted Property

741 BENNETT RD

BILBAO INVESTMENT GROUP INC

COLLINS

DISTRICT 3
Staff

Respondent was notified by Posted Property and the Respondent, Jacqueline Lopez, was in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Lopez made a statement. Mr. Blackwood moved, and Mr. Capton seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Collins. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Capton seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

30. CEB 24-10305 Z

Ref. N/A
Posted Property

2608 BETTY ST

ERAZO ISRAEL

COLLINS

DISTRICT 3
Staff

Respondent was notified by Posted Property and the Respondent, was not in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Collins. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 30 days or April 12, 2024, 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.



Code Enforcement Board

31. CEB 24-10306 H

Ref. N/A
Posted Property

3109 E JEFFERSON ST

SUNROCK CAPITAL LLC

COLLINS

DISTRICT 4
Referral

Respondent was notified by Posted Property and the Respondent, was not in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Capton moved, and Mr. Blackwood seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Collins. The motion was carried by a unanimous voice vote. Mr. Capton moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

32. CEB 24-10123 Z

Ref. N/A
Certified Mail

1766 MERCY DR

ABILITY MERCY LLC

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Climer moved, and Mr. Blackwood 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. Climer moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or April 12, 2024, 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 24-10295 H

Ref. N/A
Certified Mail

1415 ZENITH PL

STAR 2021-SFR1 BORROWER LP

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Climer moved, and Mr. Blackwood 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. Climer moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

34. CEB 24-10497 H

Ref. N/A
Certified Mail

1622 MERCY DR

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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



Code Enforcement Board

by a unanimous voice vote. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

35. CEB 24-11247 Z

Ref. N/A
Certified Mail

1622 MERCY DR

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

36. CEB 24-10576 H

Ref. N/A
Certified Mail

PARCEL ID 292220000000101

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

37. CEB 24-11248 Z

Ref. N/A
Certified Mail

PARCEL ID 292220000000101

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

38. CEB 24-11252 Z

Ref. N/A
Certified Mail

1616 MERCY DR

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the



Code Enforcement Board

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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

39. CEB 24-10578H

Ref. N/A
Certified Mail

1616 MERCY DR

CARSON CHARLES
CARSON HANNAH

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Spencer Gledhill, was in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gledhill made a statement. Ms. Climer moved, and Mr. Dinkins 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. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or May 12, 2024, 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. The board motioned the shed and trailer to remain vacant until compliance is achieved, and the order be recorded immediately.

40. CEB 24-10785 Z

Ref. N/A
Certified Mail

1408 S CRYSTAL LAKE DR

BDW NORTH LLC

LIVINGSTON

DISTRICT 4
Staff

Respondent was notified by Certified Mail and the Respondents, Donna Wallner and Jenifer Bondy, were in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Bondy made a statement. Mr. Capton moved, and Mr. Blackwood 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. Mr. Capton moved, and Mr. Blackwood seconded a motion to give the Respondent 60 days or May 12, 2024, 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.

41. CEB 24-10830 Z

Ref. N/A
Certified Mail

825 COQUINA CT

2018-4 IH BORROWER LP

LIVINGSTON

DISTRICT 2
Citizen

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Livingston. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 21 days or April 3, 2024, 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.



Code Enforcement Board

42. CEB 24-11288 Z

Ref. N/A
Certified Mail

1318 S CRYSTAL LAKE DR
CRYSTAL LAKE 1318 LLC

LIVINGSTON
DISTRICT 4
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Blackwood moved, and Mr. Capton 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. Mr. Blackwood moved, and Mr. Capton seconded a motion to give the Respondent 30 days or April 12, 2024, 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 the order be recorded immediately.

43. CEB 24-10073 COMM

Ref. N/A
Certified Mail

3918 COLUMBIA ST
MCCORMAC-MAGUIRE KENNEDY PROPERTY LLC

BATES
DISTRICT 6
Staff

THIS CASE CAME INTO COMPLAINE BEFORE THE HEARING

44. CEB 24-11365 Z

Ref. N/A
Certified Mail

3918 COLUMBIA ST
MCCORMAC-MAGUIRE KENNEDY PROPERTY LLC

BATES
DISTRICT 6
Staff

THIS CASE CAME INTO COMPLAINE BEFORE THE HEARING

45. CEB 24-10258 H

Ref. N/A
Posted Property

602 COLUMBIA ST
MAMADALIEV SUNNAT

BATES
DISTRICT 6
Citizen

Respondent was notified by Posted Property and the Respondent, was not in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Bates. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

46. CEB 24-10414 H

Ref. N/A
Certified Mail

1003 PLYMOUTH AVE
DONOVAN MARIA

BATES
DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Bates. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 90 days or June 11, 2024, 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.



Code Enforcement Board

47. CEB 24-10898 Z

Ref. N/A
Certified Mail

1003 PLYMOUTH AVE
DONOVAN MARIA

BATES
DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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 Bates. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 90 days or June 11, 2024, 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 24-10487 H

Ref. N/A
Certified Mail

3000 SURFSIDE WAY
SATTERLEE ALAN TRUSTEE

BATES
DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Blackwood moved, and Mr. Capton seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Bates. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Capton seconded a motion to give the Respondent 7 days or March 20, 2024, 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.

49. CEB 23-10323 COMM

Ref. N/A
Certified Mail

42 W CENTRAL BLVD
JAMES A FOWLER TRUSTEE

WATTS
DISTRICT 5
Staff

Respondent was notified by Certified Mail and the Respondent, was not in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Division Manager Kory Keith and City Planner Karl Wielecki made statements. Mr. Dinkins 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 Watts. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 30 days or April 12, 2024, 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.

50. CEB 24-10665 Z

Ref. N/A
Certified Mail

13 W PINE ST
15 WEST PINE STREET LLC

WATTS
DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondents, Patrick Hamedi and Laura Orlenizio, were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Hamedi and Ms. Orlenizio made statements. Mr. Blackwood moved, and Mr. Capton seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Watts. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Capton seconded a motion to give the Respondent 120 days or July 11, 2024, 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.



Code Enforcement Board

51. CEB 24-10793 Z

Ref. N/A

Certified Mail & Posted Property

6464 INTERNATIONAL DR

SP INTERNATIONAL REAL ESTATE 6464, LLC

JOHNSTON

DISTRICT 6

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Rudy Thackurdeeh, was in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Thackurdeeh made a statement. Mr. Dinkins 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. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 14 days or March 27, 2024, 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.

CASES TABLED FROM PREVIOUS MEETINGS

NONE

REQUESTS TO TABLE

1. CEB 24-10675 H

Ref. N/A

Certified Mail

2104 NEWMAN ST

ADAMIK CHRISTOPHER J

WATTS

DISTRICT 5

Staff

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Watts made a statement. Mr. Blackwood moved, and Mr. Capton seconded a motion to table this case for 30 days or until April 12, 2024. The motion was carried by a 4-1 voice vote.

2. CEB 24-10262 Z

Ref. N/A

Certified Mail & Posted Property

1017 E KALEY ST

BROWN CLINTON

JACKSON

DISTRICT 4

Citizen

Table for 30 days

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Supervisor Crespo made a statement. Mr. Blackwood moved, and Mr. Capton seconded a motion to table this case for 30 days or until April 12, 2024. The motion was carried by a unanimous voice vote.

3. CEB 24-11070 Z

Ref. N/A

Posted Property

808 MCFALL AVE

WILLIAMS WALTER ANDREW

JACKSON IYADA

BATES

DISTRICT 5

Staff

Table for 30 days

Respondent was notified by Posted Property and the Respondent was not in chambers. Mr. Blackwood moved, and Mr. Dinkins seconded a motion to table this case for 30 days or until April 12, 2024. The motion was carried by a 4-1 voice vote.



Code Enforcement Board

REQUEST FOR EXTENSION

1. CEB 23-10346 COMM

Ref. N/A
Certified Mail

6233 INTERNATIONAL DR

6233 INTERNATIONAL DRIVE FL LL

RUSSELL

DISTRICT 6
Staff

Compliance Date: March 15, 2024

Respondent, Paulo Saute, was notified by Certified Mail and the Respondent was in chambers. Mr. Blackwood moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 23-10346COMM for 60 days or until May 14, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

2. CEB 23-11821 H

Ref. N/A
Certified Mail

114 S THORNTON AVE

WEBER GREGORY R

WELLON

DISTRICT 4
Citizen

Compliance Date: March 12, 2024

Respondents, Richard Kennedy and Amber Corrine, were notified by Certified Mail and the Respondents were in chambers. Mr. Blackwood moved, and Mr. Capton seconded a motion to grant the request for extension for case CEB 23-11821H for 180 days or until August 12, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

3. CEB 23-12024 Z

Ref. N/A
Certified Mail

1619 CROOMS AVE

PARSON HERMAN
PARSON BERNICE

RUSSELL

DISTRICT 6
Staff

Compliance Date: March 12, 2024

Respondent, Herman Oliver Parson, was notified by Certified Mail and the Respondent was in chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to grant the request for extension for case CEB 23-12024Z for 180 days or until August 12, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

4. CEB 23-14036 Z

Ref. N/A
Certified Mail

437 RUTH LN

437 RUTH LANE TRUST

WATTS

DISTRICT 5
Referral

Compliance Date: April 9, 2024

Respondent was notified by Certified Mail and the Respondent was not in chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to grant the request for extension for case CEB 23-14036Z for 120 days or until July 11, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.



Code Enforcement Board

REQUEST FOR REDUCTION OF PENALTY

- | | | |
|---|---|---------------------------------------|
| 1. CEB 18-62685 Z
Ref. 474442
Certified Mail & Posted Property | 4607 ARCH CT
REESE WOODS, JR
MASZELL WITHERSPOON | BYNES
DISTRICT 5
Citizen |
|---|---|---------------------------------------|

Penalty Amount: \$44,800

Respondent, Ronnie Holloman, was present in Chambers. Mr. Blackwood moved, and Mr. Capton seconded a motion to reduce the penalty [amount](#) for case CEB 474442 from \$44,800 to \$4,480 if paid with 90 days or June 12, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a 4-1 voice vote.

- | | | |
|--|---|---------------------------------------|
| 2. CEB 508880 COMM
Ref: N/A
Posted Property | 1315 W CHURCH ST
IMRAN CHAUDHRY
NASEEM SOFIA | LEWIS
DISTRICT 5
Citizen |
|--|---|---------------------------------------|

Penalty Amount: \$23,500

Respondents, Sofia Naseem and Imran Chaudhry, were present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to reduce the penalty [amount](#) for case CEB 508880COMM from \$23,500 to \$11,250 if paid with 120 days or July 12, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

- | | | |
|---|---|------------------------------------|
| 3. CEB 22-10033 H
Ref. N/A
Posted Property | 3472 FAIRWAY LN
BRUST JEREMY ROBERT | BACA
DISTRICT 6
Staff |
|---|---|------------------------------------|

Penalty Amount: \$12,250

Respondent, Jeremy Brust, was present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to reduce the penalty [amount](#) for case CEB 22-10033H from \$12,250 to \$500 if paid with 90 days or June 12, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a 4-1 voice vote.

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|--|---|--|
| 4. CEB 23-11503 H
Ref. N/A
Certified Mail | 2155 LAKE DEBRA DR UNIT 828
ORLANDO 301 VENTURE LLC | QUINONES
DISTRICT 6
Citizen |
|--|---|--|

Penalty Amount: \$28,950

Respondents, Chris Moore and Nathan Standridge, were present in Chambers. Mr. Dinkins Climer moved, and Mr. Capton seconded a motion to reduce the penalty [amount](#) for case CEB 23-11503H from \$28,950 to \$20,000 if paid with 120 days or July 12, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

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|--|--|-------------------------------------|
| 5. CEB 23-13139 H
Ref. N/A
Certified Mail | 6587 LAKE PEMBROKE PL
PERSAD RAMNATH | BYNES
DISTRICT 1
Staff |
|--|--|-------------------------------------|

Penalty Amount: \$2,825

Respondent, Ramnath Persaud, was present in Chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to reduce the penalty [amount](#) for case CEB 23-13139H from \$2,825 to \$2,000 if paid with 365 days



Code Enforcement Board

after the City determines if they were named in the Respondents Bankruptcy filing. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

6. CEB 19-63437 H

Ref. 485565
Posted Property

5256 GOLD TREE CT

ELMER B FILLow, JR
BONNIE LEE FILLow

WATTS

DISTRICT 3
Staff

Penalty Amount: \$82,750

Respondent, Ronnie Holloman, was present in Chambers. Mr. Blackwood moved, and Mr. Capton seconded a motion to reduce the penalty [amount](#) for case CEB 485565 from \$82,750 to \$12,500 if paid with 180 days or September 10, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

CEB 20-11342 H

Ref: N/A
Certified Mail

5256 GOLD TREE CT

LILY COMMUNITY INVESTMENT LLC

BYNES

District 3
Referral

Penalty Amount: \$52,250

Respondent, Ronnie Holloman, was present in Chambers. Mr. Blackwood moved, and Mr. Capton seconded a motion to reduce the penalty [amount](#) for case CEB 20-11342H from \$52,250 to \$12,500 if paid with 180 days or September 10, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

TOTAL PENALTY AMOUNT: \$135,000

TOTAL REDUCED PENALTY AMOUNT: \$25,000

7. CEB 23-10890 Z

Ref. N/A
Certified Mail

5609 KALMIA DR

GAYLE DAVIS
GAYLE JOANNE

COURTLEY

DISTRICT 2
Staff

Penalty Amount: \$4,575

Respondent, Davis Gayle, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty [amount](#) for case CEB 23-10890Z from \$4,575 to \$2,250 if paid with 356 days or March 13, 2025. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous voice vote.

8. CEB 20-12488 Z

Ref: N/A
Posted Property

5416 ANDORA ST

FERNANDEZ NANCY OCASIO

ALI

District 2
Citizen

Penalty Amount: \$23,350

Respondents, Glovy Robles Ocasio and Melissa Nievesm Translator were present in Chambers. Ms. Climer moved, and Mr. Blackwood seconded a motion to reduce the penalty [amount](#) for case CEB 20-12488Z from \$23,350 to \$1,500 if paid with 365 days or March 13, 2025. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a 4-1 voice vote.



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CEB 22-16830 Z

Ref. N/A
Posted Property

5416 ANDORA ST

LOPEZ-CHARON GUALBERTO
OCASIO FERNANDEZ NANCY, GLORIVY ROBLES OSCASIO

ALI

DISTRICT 2
Staff

Penalty Amount: \$2,275

Respondents, Glovy Robles Ocasio and Melissa Nievesm Translator were present in Chambers. Ms. Climer moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 22-16830Z from \$2,275 to \$1,500 if paid with 365 days or March 13, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 4-1 voice vote.

TOTAL PENALTY AMOUNT: \$25,625

TOTAL REDUCE PENALTY AMOUNT: \$3,000

9. CEB 22-13775 Z

Ref. N/A
Posted Property

206 VERBENA DR

SUAREZ NILDALIZ

COLLINS

DISTRICT 2
Staff

Penalty Amount: \$9,300

Respondent, Nildaliz Suarez, was present in Chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to reduce the penalty amount for case CEB 22-13775Z from \$9,300 to \$1,200 if paid with 356 days or March 13, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

10. CEB 23-15472 Z

Ref. N/A
Certified Mail

2001 S ORANGE AVE

TOOTHMAN JONATHAN L

CRESPO

DISTRICT 4
Staff

Penalty Amount: \$10,800

Respondents, Jonathan Toothman and Naim Suleiman, were present in Chambers. Mr. Blackwood moved, and Mr. Capton seconded a motion to reduce the penalty amount for case CEB 23-15472Z from \$10,800 to \$700 if paid with 120 days or July 11, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

APPEALS

1. CEB 24-10002AMS

Ref. AMS-110739

25 WALL ST

WALL ST ENTERPRISES DBA SHINE

MOMPREMIER

Respondent was notified by Hand Delivery and the Respondent, Howard Marks, was in chambers. City Attorney Mompremier representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Howard Marks, Code Enforcement Manager, Kory Keith, Lieutenant Charles Holme and Tiffany Topham all made statements. Mr. Dinkins moved, and Ms. Climer seconded a motion to uphold the suspension. The motion was carried by a 4-1 voice vote.



Code Enforcement Board

2. CEB 24-100005AMS
Ref. AMS-110725

25 WALL ST
WALL ST ENTERPRISES DBA HOOCH

MOMPREMIER

Respondent was notified by Hand Delivery and the Respondent, Howard Marks, was in chambers. City Attorney Mompremier representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Howard Marks, Code Enforcement Manager, Kory Keith, Lieutenant Charles Holme and Tiffany Topham all made statements. Mr. Dinkins moved, and Ms. Climer seconded a motion to uphold the suspension. The motion was carried by a 4-1 voice vote.

HEARINGS

NONE

REQUEST FOR REHEARING

NONE

OLD OR UNFINISHED BUSINESS

NONE

COMPLIANCE HEARING

NONE

NEW BUSINESS:

Go over AMS procedures moving forward.

NEXT MEETING DATE: April 14, 2024 @ 9:00 a.m.

ADJOURNMENT: 6:09 PM