



Code Enforcement Board

April 10, 2024 Minutes

MEETING INFORMATION	WELCOME 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.
LOCATION Council Chambers	
TIME 9:00 A.M.	GENERAL RULES OF ORDER 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.
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	APPEALS 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. Thank you for participating in your government and making Orlando truly "The City Beautiful." REGULAR SESSION Call to Order at 9:00 a.m. or as soon thereafter as possible Roll Call Consideration of March 13, 2024 Minutes Reports was approved by Ms. Climer and second by Capton.



Code Enforcement Board

STIPULATIONS

NONE

IN COMPLIANCE BEFORE HEARING

- | | | |
|---|--|--|
| 1. CEB 24-11506 Z
Ref. N/A
Certified Mail | 5156 LANETTE ST
JOHNSON LORETTA | COONEY
DISTRICT 6
Citizen |
| 2. CEB 24-11530 Z
Ref. N/A
Certified Mail | 5164 LANETTE ST
SFR XII ORLANDO OWNER 1 L P | COONEY
DISTRICT 6
Staff |
| 3. CEB 24-10068 COMM
Ref. N/A
Hand Delivery | 704 E COLONIAL DR
224 CAMRON LANE LLC | WELLON
DISTRICT 4
Staff |
| 4. CEB 24-11045 Z
Ref. N/A
Hand Delivery | 3512 IBIS DR
DAVIS CHRISTOPHER R | COLLINS
DISTRICT 3
Staff |
| 5. CEB 24-10802 Z
Ref. N/A
Certified Mail | 15 S GLENWOOD AVE
KILLINS DANIEL HAYES | WELLON
DISTRICT 4
Staff |
| 6. CEB 24-10797 Z
Ref. N/A
Certified Mail | 20 S GLENWOOD AVE
GONZALEZ HILDA | WELLON
DISTRICT 4
Staff |
| 7. CEB 24-11344 Z
Ref. N/A
Certified Mail | 135 S LAWSONA BLVD
THOMAS-ROBECK DEBRA LIFE ESTATE | WELLON
DISTRICT 4
Staff |
| 8. CEB 24-10029 COMM
Ref. N/A
Certified Mail | 2309 E CENTRAL BLVD
SOUTHERN BELL TELEPHONE AND
TELEGRAPH COMPANY | WELLON
DISTRICT 4
Staff |
| 9. CEB 24-11448 Z
Ref. N/A
Certified Mail | 3543 DOMINO CT
LEMON WALTER L LIFE ESTATE | PERRY
DISTRICT 5
Staff |
| 10. CEB 24-11452 Z
Ref. N/A
Certified Mail | 2301 DIXIE BELLE DR
FLEITES FAIMLY LLC SERIES 6 | COURTLEY
DISTRICT 2
Staff |
| 11. CEB 24-13307 COU
Ref. N/A
Certified Mail | 5076 NORTH LN
ORLANDO PLAZA INVESTMENT GROUP | MOORE
DISTRICT 3
Staff |
| 12. CEB 24-10086 BUS
Ref. N/A
Certified Mail | 6350 INTERNATIONAL DR
C/O TREELINE MULTIFAMILY PARTN | RUSSELL
DISTRICT 6
Staff |



Code Enforcement Board

13. CEB 24-10160 H Ref. N/A Certified Mail	3010 KILGORE ST ALVIRA MILTON JABNEEL	COLLINS DISTRICT 4 Staff
14. CEB 24-11576 Z Ref. N/A Certified Mail	1527 MOUNT VERNON ST MAYER AUSTIN E	WELLON DISTRICT 4 Staff
15. CEB 24-11456 Z Ref. N/A Certified Mail	728 LOWELL BLVD TCN PROPERTY LLC	COLLINS DISTRICT Staff
16. CEB 24-14924 BUS Ref. N/A Certified Mail	44 E CENTRAL BLVD JAYMA HOTEL LLC	WATTS DISTRICT 5 Staff
17. CEB 24-14946 BUS Ref. N/A Certified Mail	44 E CENTRAL BLVD JAYMA HOTEL LLC	WATTS DISTRICT 5 Referral
18. CEB 24-14947 BUS Ref. N/A Certified Mail	44 E CENTRAL BLVD JAYMA HOTEL LLC	WATTS DISTRICT 5 Staff
19. CEB 24-12986 COU Ref. N/A Certified Mail	44 E CENTRAL BLVD SUITE 44 JAYMA HOTEL LLC	WATTS DISTRICT 5 Referral
20. CEB 23-12442 COU Ref. N/A Certified Mail	9145 NARCOOSSEE RD SUITE 101A RIPLEYS INTERNATIONAL LLC	BYNES DISTRICT 5 Referral
21. CEB 23-12073 COU Ref. N/A Certified Mail	6317 MCCOY RD SUITE 110 VIS LEE VISTA LLC	BYNES DISTRICT 5 Referral
22. CEB 24-14437 COU Ref. N/A Certified Mail	7138 NARCOOSSEE RD 7138 NARCOOSSEE ROAD LLC	BYNES DISTRICT 5 Referral
23. CEB 24-10693 H Ref. N/A Certified Mail	1 W STEELE ST NUVIEW IRA INC, FBO JASON KAISER IRA	SEDA DISTRICT 3 Staff
24. CEB 24-10086 BUS Ref. N/A Certified Mail	6350 VINELAND RD C/O TREELINE MULTIFAMILY PARTN	RUSSELL DISTRICT 6 Staff
25. CEB 24-11951 Z Ref. N/A Certified Mail	3017 JOE LOUIS DR PRICE JULIUS J	PERRY DISTRICT 5 Staff
26. CEB 24-11605 Z Ref. N/A Certified Mail	3137 FITZGERALD DR JESSIE R HORN	PERRY DISTRICT 5 Staff



Code Enforcement Board

27. CEB 24-10840 BUS Ref. N/A Certified Mail	5076 NORTH LN UNIT 5108 ORLANDO PLAZA INVESTMENT GROUP	MOORE DISTRICT 3 Citizen
28. CEB 24-10847 BUS Ref. N/A Certified Mail	5076 NORTH LN ORLANDO PLAZA INVESTMENT GROUP	MOORE DISTRICT 3 Citizen
29. CEB 24-12728 COU Ref. N/A Certified Mail	5076 NORTH LN ORLANDO PLAZA INVESTMENT GROUP	MOORE DISTRICT 3 Citizen
30. CEB 24-13304 COU Ref. N/A Certified Mail	5076 NORTH LN ORLANDO PLAZA INVESTMENT GROUP	MOORE DISTRICT 3 Citizen
31. CEB 24-14019 COU Ref. N/A Certified Mail	4459 N PINE HILLS RD 4865 E FLAMINGO RD LLC DIANA MAHBOBIAN	MOORE DISTRICT 3 Staff
32. CEB 24-14897 BUS Ref. N/A Certified Mail	4459 N PINE HILLS RD 4865 E FLAMINGO RD LLC DIANA MAHBOBIAN	MOORE DISTRICT 3 Staff
33. CEB 24-11907 Z Ref. N/A Certified Mail	6464 INTERNATIONAL DR SP INTERNATIONAL REAL ESTATE 6464, LLC	RUSSELL DISTRICT 6 Referral
34. CEB 24-12698 BUS Ref. N/A Posted Property	1658 S HIAWASSEE RD CA VISTA VERDE OWNER LLC	IVERSON DISTRICT 6 Referral
35. CEB 23-10029 COU Ref. N/A Certified Mail	4823 SILVER STAR RD 120 CURTIS J WILLIAMS	MOORE DISTRICT 5 Citizen
36. CEB 23-10927 BUS Ref. N/A Certified Mail	4823 SILVER STAR RD 120 CURTIS J WILLIAMS	MOORE DISTRICT 5 Citizen
37. CEB 24-10640 H Ref. N/A Certified Mail & Posted Property	150 E ROBINSON ST UNIT 8A-9, APT 819 FLORIQUTY, LLC	WATTS DISTRICT 5 Citizen
38. CEB 24-10399 BUS Ref. N/A Posted Property	9145 NARCOOSSEE RD SUITE 101A RIPLEYS INTERNATIONAL LLC	BYNES DISTRICT 5 Referral

ADMINISTRATIVELY CLOSED CASES

1. CEB 24-10138 BUS Ref. N/A Certified Mail	6464 INTERNATIONAL DR SP INTERNATIONAL REAL ESTATE 6464, LLC	RUSSELL DISTRICT 6 Staff
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Code Enforcement Board

2. CEB 24-10147 BUS

Ref. N/A
Certified Mail

6464 INTERNATIONAL DR

SP INTERNATIONAL REAL ESTATE 6464, LLC

RUSSELL

DISTRICT 6
Staff

SHORT TERM RENTALS

NONE

REGULAR AGENDA

1. CEB 24-10587 H

Ref. N/A
Posted Property

PARCEL ID #292205386600001

ISLAND CLUB AT ROSEMONT CONDO ASSN
C/O VISTA ASSOCIATION MANAGEMENT

JORDAN

DISTRICT
Citizen

Respondent was notified by Posted Property and the Respondents, Tina Yamada, Lynda Mesidar and Shawon Paige, were in chambers. Officer Jordan representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Yamada, Ms. Mesidar and Ms. Paige all 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 Jordan. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 89 days or July 8, 2024, to bring the violations on the property into compliance or a penalty of \$200 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 24-10969 H

Ref. N/A
Certified Mail

1705 MERCY DR APT 105

SPT DOLPHIN MAGNOLIA POINTE LLC

ALI

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondents, April Miller and Glenn Bynes, were in chambers. Officer Ali representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Miller and Mr. Bynes both 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 Ali. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 89 days or July 8, 2024, to bring the violations on the property into compliance or a penalty of \$200 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 23-13474 H

Ref. N/A
Posted Property

1411 S OXALIS AVE

NAVARRO ENELIO

VELEZ

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Velez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Capton 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 Velez. The motion was carried by a unanimous voice vote. Mr. Capton moved, and Mr. Erhlich seconded a motion to give the Respondent 180 days or October 7, 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

4. CEB 24-11515 Z

Ref. N/A
Certified Mail

225 S SUMMERLIN AVE

SPEDALE DARREN

WELLON

DISTRICT 4
Staff

Respondent was notified by Certified Mail and the Respondent, Darren Spedale, was in chambers. Officer Wellon representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Spedale 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 Wellon. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Erhlich seconded a motion to give the Respondent 60 days or June 9, 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 if the property should become vacant it should remain vacant until the violations are brought into compliance.

5. CEB 24-10613 H

Ref. N/A
Posted Property

1800 CANTON ST

EDWARDS JENNIFER
EDWARDS JOEL

VERNON

DISTRICT 4
Staff

Respondent was notified by Posted Property 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. Erhlich 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 Vernon. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Capton seconded a motion to give the Respondent 30 days or May 10, 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.

6. CEB 24-10958 H

Ref. N/A
Certified Mail

602 LAKE COMO CIR

ARICILAR OSMAN

VERNON

DISTRICT 4
Citizen

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. 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 Vernon. 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 April 17, 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.

7. CEB 24-11740 Z

Ref. N/A
Certified Mail

602 LAKE COMO CIR

ARICILAR OSMAN

VERNON

DISTRICT 4
Citizen

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. 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 Vernon. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 30 days or May 10, 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

8. CEB 24-11251 Z

Ref. N/A
Certified Mail

1050 N MILLS AVE

LIVE TO RUN LLC

VERNON

DISTRICT 4
Referral

Respondent was notified by Certified Mail and the Respondent, Thomas Ward, was in chambers. Officer Vernon representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Ward made a statement. Mr. Erhlich 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 Vernon. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Capton seconded a motion to give the Respondent 180 days or October 7, 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.

9. CEB 24-11851 Z

Ref. N/A
Certified Mail

1508 GRANVILLE LN

KENNETH J HANSON LIVING TRUST

VERNON

DISTRICT 4
Referral

Respondent was notified by Certified Mail and the Respondent, Michael Marsh, was in chambers. Officer Vernon representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Marsh made a statement. Mr. Capton 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 Vernon. The motion was carried by a unanimous voice vote. Mr. Capton moved, and Mr. Erhlich seconded a motion to give the Respondent 60 days or June 9, 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.

10. CEB 24-11876 Z

Ref. N/A
Posted Property

806 S SOLANDRA DR

CINTRON OMayRA TORRES

LIVINGSTON

DISTRICT 2
Staff

Respondent was notified by Posted Property 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 30 days or May 10, 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.

11. CEB 24-11908 Z

Ref. N/A
Posted Property

2800 E ANDERSON ST

HENDRICK MARK DIEHL

LIVINGSTON

DISTRICT 2
Staff

Respondent was notified by Posted Property 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. Ms. Yamada, Ms. Mesidar and Ms. Paige all 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 Livingston. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 89 days or July 8, 2024, to bring the violations on the property into compliance or a penalty of \$200 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

12. CEB 24-11056 H

Ref. N/A
Posted Property

703 MERCADO CT

CPI/AMHERST SFR PROGRAM II OWN

LIVINGSTON

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent, Joe Iceman, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Iceman 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 30 days or May 10, 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.

13. CEB 24-11961 Z

Ref. N/A
Posted Property

703 MERCADO CT

CPI/AMHERST SFR PROGRAM II OWN

LIVINGSTON

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent, Joe Iceman, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Iceman 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 30 days or May 10, 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.

14. CEB 24-10647 H

Ref. N/A
Certified Mail & Posted Property

32 JUDITH LN

WHITE EARNEST
WHITE JEANETTE

PERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail & Posted Property and the Respondent was not in chambers. Officer Perry 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 Perry. 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 May 10, 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.

15. CEB 24-11406 Z

Ref. N/A
Certified Mail & Posted Property

32 JUDITH LN

WHITE EARNEST
WHITE JEANETTE

PERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail & Posted Property and the Respondent was not in chambers. Officer Perry 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 Perry. 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 May 10, 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

16. CEB 23-10322 COMM

Ref. N/A
Certified Mail

1333 W CHURCH ST

CHAUDHRY IMRAN

CHERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Manager Keith made a statement. Ms. Climer moved, and Mr. Erhlich seconded a motion to table this case for 30 days or until May 8, 2024. The motion was carried by a 4-1 voice vote.

17. CEB 24-10599 H

Ref. N/A
Certified Mail

766 ELLWOOD AVE

PACIFIC PREMIER TRUST CUSTODIAL

CHERRY

DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Cherry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Erhlich 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 Cherry. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Capton seconded a motion to give the Respondent 60 days or June 9, 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.

18. CEB 24-11536 Z

Ref. N/A
Certified Mail

300 N ORANGE BLOSSOM TRL

LION GARDENS LLC

CHERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail and the Respondent, Brandin Marcus, was in chambers. Officer Cherry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Marcus 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 Cherry. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 30 days or May 10, 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.

19. CEB 24-11710 Z

Ref. N/A
Certified Mail

424 N ORANGE BLOSSOM TRL

LION GARDENS LLC

CHERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail and the Respondent, Brandin Marcus, was in chambers. Officer Cherry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Marcus 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 Cherry. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 30 days or May 10, 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

20. CEB 24-11882 Z

Ref. N/A
Certified Mail

410 N ORANGE BLOSSOM TRL

LION GARDENS LLC

CHERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail and the Respondent, Brandin Marcus, was in chambers. Officer Cherry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Marcus 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 Cherry. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 30 days or May 10, 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.

21. CEB 24-11200 SGN

Ref. N/A
Certified Mail & Posted Property

44 E CENTRAL BLVD

JAYMA HOTEL LLC

WATTS

DISTRICT 5
Staff

Respondent was notified by Certified Mail & Posted Property and the Respondent, Fabio Parrilha, was in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Parrilha and Mr. Karl Wielecki both 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 7 days or April 17, 2024 to stop using the LED projector and Respondent 60 days or June 9, 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 24-10053 COMM

Ref. N/A
Certified Mail

6464 INTERNATIONAL DR

SP INTERNATIONAL REAL ESTATE 6464, LLC

RUSSELL

DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent, Suketui Patel, was in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Patel 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 Russell. 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 June 9, 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.

23. CEB 24-11639 Z

Ref. N/A
Certified Mail

5529 INTERNATIONAL DR

ORLACROSS LLC

JOHNSTON

DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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. Mr. Dinkins moved, and Mr. Erhlich seconded a motion to give the Respondent 90 days or July 9, 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



Code Enforcement Board

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

24. CEB 23-16501 Z
Ref. N/A
Certified Mail

5529 INTERNATIONAL DR
ORLACROSS LLC

JOHNSTON
DISTRICT 6
Citizen

Respondent was notified by Certified Mail and the Respondent was not in chambers. Supervisor Johnston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins 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. Mr. Dinkins moved, and Mr. Erhlich seconded a motion to give the Respondent 90 days or July 9, 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.

CASES TABLED FROM PREVIOUS MEETINGS

1. CEB 24-10675 H
Ref. N/A
Posted Property

2104 NEWMAN ST DEMO
ADAMIK CHRISTOPHER J

WATTS
DISTRICT 4
Staff

Respondent was notified by Posted Property and the Respondent, Christopher Adamik, was in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Adamik made a statement. Mr. Erhlich 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. Dinkins moved, and Mr. Erhlich seconded a motion to give the Respondent 30 days or May 10, 2024 to apply for permits, 45 days or May 25, 2024, to obtain final permit approval, and 180 days or October 7, 2024, for all other violations on the property/demolish or the City will demolish. 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.

REQUESTS TO TABLE

1. CEB 22-13224 Z
Ref. N/A
Certified Mail

1008 W CHURCH ST
STEWART THELMA JOAN

JOHNSTON
DISTRICT 5
Staff

Table for 180 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to table this case for 180 days or until October 9, 2024. The motion was carried by a unanimous voice vote.



Code Enforcement Board

2. CEB 24-11751 Z

Ref. N/A
Certified Mail

700 MAGUIRE BLVD

SCOTT-WINJUM JULIE

COLLINS

DISTRICT 3
Citizen

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to table this case for 30 days or until May 8, 2024. The motion was carried by a unanimous voice vote.

3. 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 the Respondent was not in chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to table this case for 30 days or until May 8, 2024. The motion was carried by a unanimous voice vote.

REQUEST FOR EXTENSION

1. CEB 23-10100 COMM

Ref. N/A
Certified Mail & Posted Property

120 N ORANGE AVE

WHISTLING OYSTER, LLC

WATTS

DISTRICT 5
Staff

Compliance Date: May 9, 2024

Respondent, Michael Chatman, was notified by Certified Mail and Posted Property and the Respondent was in chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to grant the request for extension for case CEB 23-10100COMM for 60 days or until July 9, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

2. CEB 22-12692 H

Ref. N/A
Posted Property

904 ROYAL PALM CT

GARZON JUAN CARLOS

VERNON

DISTRICT 4
Staff

Compliance Date: April 7, 2024

Respondent was notified by Certified Mail and Posted Property and the Respondent was in chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to grant the request for extension for case CEB 22-12692H for 120 days or until August 6, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

3. CEB 23-10323 COMM

Ref. N/A
Posted Property

42 W CENTRAL BLVD - EMPIRE BLG

JAMES A FOWLER, AS TRUSTEE

WATTS

DISTRICT 5
Staff

Compliance Date: April 12, 2024

Respondents, Scott Purslaw, Skip Fowler, Donald Smith and Tom Price, were notified by Posted Property and the Respondent was in chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to grant the request for extension for case CEB 23-10323COMM for 60 days or until June 12, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.



Code Enforcement Board

4. CEB 23-10340 COMM

Ref. N/A
Posted Property

4150 EASTGATE DR

MILLENNIA 700 LLC

RUSSELL

DISTRICT 4
Citizen

Compliance Date: April 9, 2024

Respondent, Michael Krish, was notified by Posted Property and the Respondent was in chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to grant the request for extension for case CEB 23-10340COMM for 180 days or until October 9, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

5. CEB 24-11288 Z

Ref. N/A
Posted Property

1318 S CRYSTAL LAKE DR

CRYSTAL LAKE 1318 LLC

LIVINGSTON

DISTRICT 4
Staff

Compliance Date: April 12, 2024

Respondent was notified by Posted Property and the Respondent was in chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 24-11288Z for 120 days or until August 12, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

6. CEB 23-13828 Z

Ref. N/A
Posted Property

300 S EOLA DR

DOWNTOWN EOLA LLC

CRESPO

DISTRICT 4
Referral

Compliance Date: April 12, 2024

Respondent was notified by Posted Property and the Respondent was in chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 23-13828Z for 120 days or until August 12, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

REQUEST FOR REDUCTION OF PENALTY

1. CEB 507328

Ref. N/A
Certified Mail

6213 YORKTOWN DR UNIT 149

MARIA DELEON

SEDA

DISTRICT 2
Citizen

Penalty Amount: \$13,950

Respondent, Henry Guerrero, was present in Chambers. Mr. Dinkins Climer moved, and Mr. Erhlich seconded a motion to reduce the penalty amount for case CEB 507328 from \$13,950 to \$10,000 if paid with 365 days or April 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 3-2 voice vote.



Code Enforcement Board

2. CEB 274487

Ref: N/A

Certified Mail & Posted Property

2831 W LIVINGSTON ST

MORENO VICTOR

CRUZ BLANCA

LIVINGSTON

District 5

Staff

Penalty Amount: \$209,300

Respondents, Alonzo Garcia and Donald Rodriguez, Translator, were present in Chambers. Mr. Erhlich moved, and Mr. Capton seconded a motion to reduce the penalty amount for case CEB 274487 from \$209,300 to \$46,000 if paid with 120 days or August 9, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a 3-2 voice vote.

CEB 21-10825 Z

Ref: N/A

Certified Mail & Posted Property

2831 W LIVINGSTON ST

MORENO VICTOR

CRUZ BLANCA

LIVINGSTON

District 5

Staff

Penalty Amount: \$7,300

Respondents, Alonzo Garcia and Donald Rodriguez, Translator, were present in Chambers. Mr. Erhlich moved, and Mr. Capton seconded a motion to reduce the penalty amount for case CEB 21-10825Z from \$7,300 to \$1,000 if paid with 120 days or August 9, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a 3-2 voice vote.

TOTAL PENALTY AMOUNT: \$216,600

TOTAL REDUCED PENALTY AMOUNT: \$47,000

3. CEB 19-63464 H

Ref. 486698

Certified Mail

724 ARLINGTON ST

JOHNNY LEE

EBERHART

DISTRICT

Citizen

Penalty Amount: \$18,500

Respondent was not present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty amount for case CEB 486698. The motion was carried by a unanimous voice vote.

4. CEB 20-10154 H

Ref: N/A

Posted Property

1017 E KALEY ST

CLINTON BROWN

VERNON

DISTRICT 4

Citizen

Penalty Amount: \$59,250

Respondent was notified by Certified Mail and the Respondent was not in chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to table this case for 30 days or until May 8, 2024. The motion was carried by a unanimous voice vote.

5. CEB 22-10570 Z

Ref. N/A

Posted Property

629 20TH ST

ZEBROWSKI WILLIAM

BATES

DISTRICT 6

Citizen

Penalty Amount: \$10,850

Respondent, Nathan Ellison, was present in Chambers. Mr. Dinkins moved, and Mr. Erhlich seconded a motion to reduce the penalty amount for case CEB 22-10570Z from \$10,850 to \$2,000 if paid with 90 days or July 12, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a 3-2 voice vote.



Code Enforcement Board

6. CEB 21-12084 Z

Ref: N/A
Certified Mail

527 EL VEDADO AVE

PADILLA ORDONEZ ANA M
MOLINA CHIRINOS PEDRO

RUSSELL

District 2
Staff

Penalty Amount: \$21,000

Respondents, Ana Padilla and Junior Padilla, were present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty [amount](#) for case CEB 21-12084Z from \$21,000 to \$9,125 if paid with 365 days or April 10, 2025. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous vote.

7. CEB 23-12977 Z

Ref. N/A
Posted Property

1033 WINTERBERRY LN

BEGUM SYEDA

QUINONES

DISTRICT 5
Staff

Penalty Amount: \$9,300

Respondent, David Pederson, was present in Chambers. Mr. Capton moved, and Mr. Erhlich seconded a motion to reduce the penalty [amount](#) for case CEB 23-12977Z from \$9,300 to \$1,000 if paid with 90 days or July 9, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous vote.

8. CEB 23-12288 H

Ref. N/A
Posted Property

3209 FITZGERALD DR

MU CAN ZHENG

PERRY

DISTRICT 5
Staff

Penalty Amount: \$9,650

Respondent, Yenyun Li, was present in Chambers. Mr. McCoy moved, and Ms. Climer seconded a motion to reduce the penalty [amount](#) for case CEB 23-12288H from \$9,650 to \$4,825 if paid with 120 days or August 9, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a unanimous vote.

9. CEB 21-13268 H

Ref. N/A
Certified Mail

1011 COLUMBIA ST

LBSS PROPERTY LLC

WATTS

DISTRICT 6
Citizen

Penalty Amount: \$9,850

Respondent, Larry Adkins, was present in Chambers. Mr. Dinkins moved, and Mr. Ehrlich seconded a motion to reduce the penalty [amount](#) for case CEB 21-13268H from \$9,850 to \$8,500 if paid with 30 days or May 9, 2024. If not, the penalty amount reverts back to [its](#) original amount. The motion was carried by a 3-2.

10. CEB 22-12683 Z

Ref. N/A
Certified Mail

4634 ROSE OF TARA WAY

GUERDA CELERITY ENTERPRISES LLC

ALI

DISTRICT 3
Staff

Penalty Amount: \$156,000

Respondents, Guerda Calhoon and Cliff Geismar, were in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty [amount](#) for case CEB 22-12683Z. The motion was carried by a unanimous vote.



Code Enforcement Board

CEB 22-13415 BTR

Ref. N/A
Certified Mail

4634 ROSE OF TARA WAY

GUERDA CELERITY ENTERPRISES LLC

ALI

DISTRICT 3
Staff

Penalty Amount: \$135,000

Respondents, Guerda Calhoon and Cliff Geismar, were in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty amount for case CEB 22-13415BTR. The motion was carried by a unanimous vote.

TOTAL PENALTY AMOUNT: \$291,000

APPEALS

NONE

HEARINGS

NONE

REQUEST FOR REHEARING

NONE

OLD OR UNFINISHED BUSINESS

NONE

COMPLIANCE HEARING

NONE

NEW BUSINESS:

Discussion of AMS Cases Policy and Procedures

NEXT MEETING DATE: May 8, 2024 @ 9:00 a.m.

ADJOURNMENT: 3:55p.m.