



# Code Enforcement Board

## July 10, 2024 Minutes

<p style="text-align: center;"><b>MEETING INFORMATION</b></p>	<p><b>WELCOME</b></p> <p>We are very glad you have joined us for today's meeting. The Code Enforcement Board is a quasi-judicial forum which hears testimony, determines whether sufficient evidence exists to find property owners in violation of city codes, determines if any additional time is appropriate, and the fine that should be imposed for failing to comply with its orders. The Board is composed of citizen members who voluntarily and without compensation devote their time and talents. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below.</p> <p><b>GENERAL RULES OF ORDER</b></p> <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> <p><b>APPEALS</b></p> <p>If you wish to appeal the ruling of the Code Enforcement Board, you must file your appeal with the Circuit Court within 30 days of the date of this hearing (Ch. 162.11, Florida Statutes). Any person who desires to appeal any decision 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> <p>Thank you for participating in your government and making Orlando truly "The City Beautiful."</p> <p><b>REGULAR SESSION</b></p> <p>Call to Order at 9:00 a.m. or as soon thereafter as possible Roll Call Consideration of June 12, 2024 Minutes Reports was approved by Mr. Jansen and second by Mr. Dinkins.</p>
<p><b>LOCATION</b></p> <p style="text-align: center;"><b>Council Chambers</b></p> <p><b>TIME</b></p> <p>9:00 A.M.</p> <p><b>BOARD MEMBERS</b></p> <p>Rechard "Reed" McCoy, Chairperson</p> <p>James "Jamy" Dinkins, Vice Chairperson</p> <p>Mark Jansen</p> <p>Gary Erhlich</p> <p>Karen Climer</p> <p>David Blackwood</p> <p>Garry Capton</p> <p>John DiMasi, Board Attorney</p> <p>Jasmin Rodriguez Board Secretary</p> <p>Maya Jack</p>	



# Code Enforcement Board

## STIPULATIONS

NONE

### IN COMPLIANCE BEFORE HEARING

- |   |   |  |
|---|---|--|
| 1. <b>CEB 24-12785 Z</b><br>Ref. N/A<br>Posted Property   | <b>3281 FITZFERALD DR</b><br>LASHAUNDRRA BARNES               | <b>PERRY</b><br>DISTRICT 5<br>Staff    |
| 2. <b>CEB 24-11426 H</b><br>Ref. N/A<br>Posted Property   | <b>5060 ROSAMOND DR #2911</b><br>OMNINET FOUNTAIN LP          | <b>JORDAN</b><br>DISTRICT 3<br>Citizen |
| 3. <b>CEB 24-12627 SGN</b><br>Ref. N/A<br>Posted Property | <b>726 LOWELL BLVD</b><br>TCN PROPERTY LLC                    | <b>COLLINS</b><br>DISTRICT 3<br>Staff  |
| 4. <b>CEB 24-12808 Z</b><br>Ref. N/A<br>Posted Property   | <b>4789 PLEASANT VALLEY CT</b><br>AURELIEN TIMOTHEIA BODLEY   | <b>PERRY</b><br>DISTRICT 5<br>Staff    |
| 5. <b>CEB 24-12845 Z</b><br>Ref. N/A<br>Posted Property   | <b>724 CORNELIA CT</b><br>MONTGOMERY STREET HOMES LLC         | <b>PARHAM</b><br>DISTRICT 5<br>Staff   |
| 6. <b>CEB 24-12833 Z</b><br>Ref. N/A<br>Posted Property   | <b>695 CORNELIA CT</b><br>GORDON JOHN ROY                     | <b>PARHAM</b><br>DISTRICT 5<br>Staff   |
| 7. <b>CEB 24-12847 COU</b><br>Ref. N/A<br>Posted Property | <b>928 N MILLS AVE</b><br>926 N MILLS LLC                     | <b>VERNON</b><br>DISTRICT 4<br>Staff   |
| 8. <b>CEB 24-13204 Z</b><br>Ref. N/A<br>Certified Mail    | <b>3320 ROGERS DR</b><br>MOORE JOHNNY J                       | <b>PERRY</b><br>DISTRICT 6<br>Staff    |
| 9. <b>CEB 24-13028 Z</b><br>Ref. N/A<br>Certified Mail    | <b>4788 PLEASANT VALLEY CT</b><br>STAR 2021-SFR2 BORROWER L P | <b>PERRY</b><br>DISTRICT 5<br>Staff    |
| 10. <b>CEB 24-13174 Z</b><br>Ref. N/A<br>Certified Mail   | <b>357 LIONEL AVE</b><br>BENITZ JENNIFER RODRIGUEZ            | <b>PERRY</b><br>DISTRICT 5<br>Staff    |
| 11. <b>CEB 24-15204 BUS</b><br>Ref. N/A<br>Certified Mail | <b>2001 E COLONIAL DR</b><br>HAMPTON AVENUE-1 LLC             | <b>VERNON</b><br>DISTRICT 4<br>Staff   |
| 12. <b>CEB 24-10036 COU</b><br>Ref. N/A<br>Certified Mail | <b>726 LOWELL BLVD</b><br>TCN PROPERTY LLC                    | <b>COLLINS</b><br>DISTRICT 3<br>Staff  |



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<b>13. CEB 24-12627 SGN</b> Ref. N/A Certified Mail	<b>726 LOWELL BLVD</b> TCN PROPERTY LLC	<b>COLLINS</b> DISTRICT 3 Staff
<b>14. CEB 24-13177 SGN</b> Ref. N/A Certified Mail	<b>4490 S SEMORAN BLVD</b> NIVAS INVESTMENTS LLC	<b>COURTLEY</b> DISTRICT 6 Staff
<b>15. CEB 24-12512 Z</b> Ref. N/A Certified Mail	<b>4555 WATCH HILL RD</b> RAMONE SEANTE JONES	<b>MOORE</b> DISTRICT 3 Citizen
<b>16. CEB 24-12611 Z</b> Ref. N/A Certified Mail	<b>5112 SIGNAL HILL RD</b> MCFARLANE AARON	<b>MOORE</b> DISTRICT 3 Citizen
<b>17. CEB 24-12707 Z</b> Ref. N/A Certified Mail	<b>3071 WILLOW BEND BLVD</b> NELSON ECHAVARRIA	<b>MOORE</b> DISTRICT 5 Staff
<b>18. CEB 24-13128 Z</b> Ref. N/A Certified Mail	<b>5163 TALLOW WOOD CT</b> TRICON SFR 2023-2 BORROWER LLC	<b>PARHAM</b> DISTRICT 3 Staff
<b>19. CEB 24-10164 COMM</b> Ref. N/A Certified Mail	<b>603 HILLCREST ST</b> KEVIN PERCY & JILL PERCY BRIAN HETTINGER & KIMBERLY HETTINGER	<b>WELLON</b> DISTRICT 3 Staff
<b>20. CEB 24-13249 Z</b> Ref. N/A Certified Mail	<b>2512 FORMOSA AVE</b> GRAY CURTIS LOREN	<b>SEDA</b> DISTRICT 3 Staff
<b>21. CEB 24-12885 Z</b> Ref. N/A Certified Mail	<b>3341 ROGERS DR</b> WALKER DONALD L ESTATE	<b>PERRY</b> DISTRICT 6 Staff
<b>22. CEB 24-12886 Z</b> Ref. N/A Certified Mail	<b>3351 ROGERS DR</b> UPSON YOLANDA	<b>PERRY</b> DISTRICT 6 Staff
<b>23. CEB 24-13240 Z</b> Ref. N/A Posted Property	<b>3889 SIGNAL HILL RD</b> ORMIL PETERSON	<b>MOORE</b> DISTRICT 3 Staff
<b>24. CEB 24-11484 H</b> Ref. N/A Posted Property	<b>4691 CARMEL ST</b> HOWE KAYDIAN	<b>MOORE</b> DISTRICT 3 Citizen
<b>25. CEB 24-11323 H</b> Ref. N/A Certified Mail	<b>4374 SOUTH LAKE ORLANDO PKWY</b> CLARKE CAROL SWABY	<b>PARHAM</b> DISTRICT 3 Citizen
<b>26. CEB 24-11877 H</b> Ref. N/A Certified Mail	<b>2100 CONWAY RD</b> GOLDELM AT SALERNO LLC	<b>COURTLEY</b> DISTRICT 4 Citizen



# Code Enforcement Board

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|---|--|--|
| <b>27. CEB 24-13337 Z</b><br>Ref. N/A<br>Certified Mail   | <b>2406 E JACKSON ST</b><br>TEIXEIRA ALBINO J<br>TEIXEIRA ALBINO L | <b>ORTIZ/CRESPO</b><br>DISTRICT 4<br>Citizen |
| <b>28. CEB 24-12869 SGN</b><br>Ref. N/A<br>Certified Mail | <b>1012 E COLONIAL DR</b><br>DAIKIM OF CRYSTAL RIVER PLAZA         | <b>WELLON</b><br>DISTRICT 4<br>Referral      |
| <b>29. CEB 24-12477 Z</b><br>Ref. N/A<br>Posted Property  | <b>4808 MONTAUK ST</b><br>GUSTAVE BARBARA                          | <b>MOORE</b><br>DISTRICT 3<br>Citizen        |

## ADMINISTRATIVELY CLOSED CASES

- |  |   |  |
|--|---|--|
| <b>1. CEB 24-12640 Z</b><br>Ref. N/A<br>Certified Mail | <b>2221 STANLEY ST</b><br>FABIJANIC FRANCIS P | <b>WELLON</b><br>DISTRICT 4<br>Citizen |
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## REGULAR AGENDA

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|--|--|--|
| <b>1. CEB 24-11775 H</b><br>Ref. N/A<br>Certified Mail & Posted Property | <b>3000 HARGILL DR</b><br>DOLAN TERRANCE LYNN ESTATE | <b>LIVINGSTON</b><br>DISTRICT 4<br>Staff |
|--|--|--|

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Manager Dawsey made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to table this case for 30 days or until August 14, 2024. The motion was carried by a unanimous voice vote.

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| <b>2. CEB 24-11481 H</b><br>Ref. N/A<br>Posted Property | <b>4027 VERSAILLES DR</b><br>DURBAL SUSAN VIRGINIA | <b>JORDAN</b><br>DISTRICT 3<br>Citizen |
|---|--|--|

Respondent was notified by Posted Property and the Respondent, Jeovan Hanuman, was in chambers. Officer Jordan representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Hanuman 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 45 days or August 24, 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.

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|---|--|--|
| <b>3. CEB 24-11912 H</b><br>Ref. N/A<br>Posted Property | <b>4370 SOUTH LAKE ORLANDO PKWY</b><br>MCCORMICK EUGENIA | <b>JORDAN</b><br>DISTRICT 3<br>Citizen |
|---|--|--|

Respondent was notified by Posted Property and the Respondents, Kenneth Martin, Olga Banks and Jalon Banks, were in chambers. Officer Jordan representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Martin and Ms. Banks both made statements. Mr.



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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 7 days or July 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.

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|-----------------------------|--------------------------------------|-------------|
| <b>4. CEB 24-10196 COMM</b> | <b>2005 N ORANGE AVE</b>             | <b>SEDA</b> |
| Ref. N/A                    | ADVENTIST HEALTH SYSTEM/SUNBELT, INC | DISTRICT 3  |
| Certified Mail              |                                      | Staff       |

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Seda representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Erhlich 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 Seda. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 7 days or July 17, 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.

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|----------------------------------|-------------------------|---------------|
| <b>5. CEB 24-11498 H</b>         | <b>1405 RADLEIGH PL</b> | <b>HARGIS</b> |
| Ref. N/A                         | RIVERA JOSE D           | DISTRICT 5    |
| Certified Mail & Posted Property | ROMAN NILDA E           | Staff         |

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Officer Hargis 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 Hargis. 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 September 8, 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.

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|---------------------------------|----------------------------|---------------|
| <b>6. CEB 24-12710 Z</b>        | <b>1409 RADLEIGH PL</b>    | <b>HARGIS</b> |
| Ref. N/A                        | STAR 2021-SFR1 BORROWER LP | DISTRICT 3    |
| Certified Mail& Posted Property |                            | Staff         |

THIS CASE WAS IN COMPLIANCE BEFORE THE HEARING

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|----------------------------|----------------------------|----------------|
| <b>7. CEB 24-10463 SGN</b> | <b>3016 E COLONIAL DR</b>  | <b>COLLINS</b> |
| Ref. N/A                   | BALLESTERO INVESTMENTS LLC | DISTRICT 4     |
| Certified Mail             |                            | Staff          |

Respondent was notified by Certified Mail 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 August 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.



# Code Enforcement Board

**8. CEB 24-11316 SGN**  
Ref. N/A  
Certified Mail

**2419 E SOUTH ST/2423 E SOUTH ST**  
PARK PLACE ADVANTAGE LLC

**COLLINS**  
DISTRICT 4  
Staff

Respondent was notified by Certified Mail 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. Blackwood 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 Collins. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to give the Respondent 14 days or July 24, 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 24-11398 H**  
Ref. N/A  
Certified Mail

**5321 BOBBY ST**  
RS RENTAL III-A LLC

**COLLINS**  
DISTRICT 2  
Citizen

Respondent was notified by Certified Mail 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. Blackwood 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 Collins. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to give the Respondent 30 days or August 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 the property remain vacant until the violations are in compliance.

**10. CEB 24-11890 H**  
Ref. N/A  
Certified Mail

**1412 DOVE DR**  
JONES CARTER W

**COLLINS**  
DISTRICT 3  
Staff

Respondent was notified by Certified Mail 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. Erhlich 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. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 7 days or July 17, 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.

**11. CEB 24-12467 Z**  
Ref. N/A  
Certified Mail

**726 LOWELL BLVD**  
TCN PROPERTY LLC

**COLLINS**  
DISTRICT 3  
Staff

Respondent was notified by Certified Mail and the Respondent, Malchi Dang, was in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Dang 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 Collins. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 180 days or January 6, 2025, 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

**12. CEB 24-10360 H**  
Ref. N/A  
Certified Mail

**3245 SAGAMORE ST**  
WILSON WILLIAM J

**COURTLEY**  
DISTRICT 1  
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. 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 Courtley. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 180 days or January 6, 2025, 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.

**13. CEB 24-11833 H**  
Ref. N/A  
Certified Mail

**2100 CONWAY RD APT X-2**  
GOLDELM AT SALERNO LLC

**COURTLEY**  
DISTRICT 4  
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 30 days or August 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. The board motioned if the property becomes vacant it should remain vacant until the violations are in compliance.

**14. CEB 24-13067 Z**  
Ref. N/A  
Certified Mail

**6050 S SEMORAN BLVD**  
AIRPORT PARKING RENTAL 1 LLC

**COURTLEY**  
DISTRICT 6  
Referral

Respondent was notified by Certified Mail and the Respondent, Derrick Shay, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Shay and Mr. Karl Wielecki, (City Planning) both made statements. Mr. Jansen 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 Courtley. The motion was carried by a unanimous voice vote. Mr. Jansen moved, and Mr. Erhlich seconded a motion to give the Respondent 210 days or February 5, 2025, 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.

**15. CEB 24-13081 SGN**  
Ref. N/A  
Certified Mail

**5620 CURRY FORD RD**  
AYON REALTY LLC

**COURTLEY**  
DISTRICT 6  
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. 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 Courtley. 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 July 24, 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

**16. CEB 24-12826 Z**

Ref. N/A  
Certified Mail

**626 CORNELIA CT**

SUMMIT EQUITY HOLDINGS LLC

**PARHAM**

DISTRICT 5  
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Parham representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Erhlich moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Parham. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or August 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.

**17. CEB 24-13127 Z**

Ref. N/A  
Certified Mail

**2100 LUCERNE TERRACE**

ROBINSON ALEXANDER W

**PARHAM**

DISTRICT 4  
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Parham 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 Parham. 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 July 17, 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.

**18. CEB 24-11108 H**

Ref. N/A  
Posted Property

**4525 THREE LAKES CIR**

LEWIS ADRIANIA

**MOORE**

DISTRICT 3  
Referral

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Moore 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 Moore. 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 September 8, 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.

**19. CEB 24-12476 Z**

Ref. N/A  
Certified Mail

**3733 KITTY HAWK AVE**

JUNIOR JOSEPH  
NORMA JOSEPH

**MOORE**

DISTRICT 3  
Staff

Respondent was notified by Certified Mail and the Respondent, Junior Joseph, was in chambers. Officer Moore representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Joseph made a statement. Mr. Erhlich 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 Moore. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 45 days or August 24, 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

**20. CEB 24-12962 Z**  
Ref. N/A  
Posted Property

**4843 NORWALK PL**  
RODRIGUEZ LEONCIO

**MOORE**  
DISTRICT 3  
Citizen

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Moore 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 Moore. 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 September 8, 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.

**21. CEB 24-10566 H**  
Ref. N/A  
Posted Property

**4736 ANSON LN**  
PETERSON H BRADLEY

**WATTS**  
DISTRICT 3  
Staff

Respondent was notified by Posted Property and the Respondents, Martin Buckley and H Bradley Peterson, were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Buckley 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 Watts. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 240 days or March 7, 2025 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.

**22. CEB 24-10565 H**  
Ref. N/A  
Certified Mail & Posted Property

**4730 ANSON LN**  
WALL KEVIN MICHAEL

**WATTS**  
DISTRICT 3  
Staff

Respondent was notified by Certified Mail and Posted Property and the Respondents, Kevin Wall and Rebecca Wall, were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Wall 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 Watts. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 240 days or March 7, 2025 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.

**23. CEB 24-11915 H**  
Ref. N/A  
Certified Mail & Posted Property

**1913 MEETING PL/ 4736 ANSON LN**  
BALDWIN PARK RESIDENTIAL  
OWNERS ASSOC, INC

**WATTS**  
DISTRICT 3  
Staff

Respondent was notified by Certified Mail and Posted Property and the Respondents, Scott Kiernan Stacey Fryear, Melissa Parker and Chris Baidman were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Kiernan 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 Watts. 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 October 8, 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. The board motioned the property remain vacant until violations are in compliance.



# Code Enforcement Board

**24. CEB 24-11918 H**

Ref. N/A

Certified Mail & Posted Property

**1913 MEETING PL/ 4730 ANSON PL**

BALDWIN PARK RESIDENTIAL

OWNERS ASSOC, INC

**WATTS**

DISTRICT 3

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondents, Scott Kiernan Stacey Fryear, Melissa Parker and Chris Baidman were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Kiernan 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 Watts. 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 October 8, 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. The board motioned the property remain vacant until violations are in compliance.

**25. CEB 24-11834 H**

Ref. N/A

Certified Mail & Posted Property

**1913 MEETING PL/4724, 4730, 4736, 4740 ANSON PL**

BALDWIN PARK RESIDENTIAL

OWNERS ASSOC, INC

**WATTS**

DISTRICT 3

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondents, Scott Kiernan Stacey Fryear, Melissa Parker and Chris Baidman were in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Kiernan 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 Watts. 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 October 8, 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. The board motioned the property remain vacant until violations are in compliance.

**26. CEB 24-12723 Z**

Ref. N/A

Certified Mail & Posted Property

**505 E AMELIA ST**

ORANGESIDE INVESTMENTS LLC

**WATTS**

DISTRICT 4

Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent, Joseph Persaud was in chambers. Officer Watts representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Persaud made a statement. Mr. Dinkins 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 Watts. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to give the Respondent 7 days or July 17, 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.

**27. CEB 24-11045 H**

Ref. N/A

Certified Mail & Posted Property

**3 DORCAS CT**

PERRY DEXTER

**PERRY**

DISTRICT 5

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent was in chambers. Officer Perry 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 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 July 17, 2024 and 60 days or September 8, 2024 to bring the violations on the property



# Code Enforcement Board

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. The board motioned the property remain vacant until the violations are in compliance and the order be recorded immediately.

**28. CEB 24-11394 H**

Ref. N/A

Certified Mail & Posted Property

**63 CHANNING AVE**

JAVIER JOSE ORLANDO

**PERRY**

DISTRICT 5

Staff

Respondent was notified by Certified Mail and 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 60 days or September 8, 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.

**29. CEB 24-11395 H**

Ref. N/A

Certified Mail & Posted Property

**3316 SPAULDING RD**

MUNOZ JESSICA

**PERRY**

DISTRICT 6

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Jessica Munoz, was in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Munoz 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 July 17, 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.

**30. CEB 24-11532 H**

Ref. N/A

Posted Property

**4773 PLEASANT VALLEY CT**

JARRETT LEPERT

**PERRY**

DISTRICT 5

Staff

Respondent was notified by Posted Property and the Respondents, Jarrett Lepert and Belita Lepert were in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Lepert made a statement. Mr. Erlich 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 Perry. The motion was carried by a unanimous voice vote. Mr. Erlich moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or August 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.

**31. CEB 24-12811 Z**

Ref. N/A

Posted Property

**4773 PLEASANT VALLEY CT**

JARRETT LEPERT

**PERRY**

DISTRICT 5

Staff

Respondent was notified by Posted Property and the Respondents, Jarrett Lepert and Belita Lepert were in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Lepert made a statement. Mr. Erlich moved, and Mr. Blackwood seconded a motion to find the Respondent not in compliance of the violations as stated on the



# Code Enforcement Board

compliance schedule as submitted by Officer Perry. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or August 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.

**32. CEB 24-12063 H**

Ref. N/A  
Posted Property

**430 S MAGRUDER AVE**

WHEELER MARVIN

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by 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 7 days or July 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.

**33. CEB 24-12216 Z**

Ref. N/A  
Certified Mail & Posted Property

**2825 W AMELIA ST**

DELLS CONSTRUCTION GROUP LLC

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by Certified Mail and 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. 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 60 days or September 8, 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 24-12589 Z**

Ref. N/A  
Posted Property

**803 CADOGAN AVE**

PERRY CHARLES E

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by Posted Property and the Respondent, Vivian Channel and Charles Perry, were not in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Channel 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 60 days or September 8, 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.

**35. CEB 24-12675 Z**

Ref. N/A  
Certified Mail & Posted Property

**3311 FITZGERALD DR**

WALKER JEROME JR

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by Certified Mail and 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. 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



# Code Enforcement Board

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

**36. CEB 24-12805 Z**

Ref. N/A  
Posted Property

**4792 PLEASANT VALLEY CT**

MCCREARY OTHA LEE  
MCCREARY PATRICIA

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by 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. Blackwood moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Perry. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Erlich seconded a motion to give the Respondent 30 days or August 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.

**37. CEB 24-12862 Z**

Ref. N/A  
Certified Mail & Posted Property

**855 CADOGAN AVE**

WRIGHT GEORGE  
WRIGHT RAMONA

**PERRY**

DISTRICT 5  
Staff

Respondent was notified by Certified Mail and 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 August 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.

**38. CEB 23-13618 H**

Ref. N/A  
Certified Mail

**452 DANTON AVE**

TIWARY BETTY

**PERRY**

DISTRICT 5  
Referral

Respondent was notified by Certified Mail and the Respondent, Marc Pellzman, was in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Pellzman 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 120 days or November 7, 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 remain vacant and secure and the order be recorded immediately.

**39. CEB 24-13125 Z**

Ref. N/A  
Certified Mail

**2438 E ROBINSON ST**

A AND D HARRIS PROPERTIES LLC

**CRESPO**

DISTRICT 5  
Referral

Respondent was notified by Certified Mail and the Respondent, Brent Spain, was in chambers. Supervisor Crespo representing the Division of Code Enforcement, having been sworn and whose qualifications are on file,



# Code Enforcement Board

made a statement. Mr. Spain 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 Crespo. 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 July 17, 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.

## CASES TABLED FROM PREVIOUS MEETINGS

- |  |   |  |
|--|---|--|
| <b>1. CEB 24-11837 Z</b><br>Ref. N/A<br>Certified Mail | <b>1201 W NEW HAMPSHIRE ST</b><br>1201 W NEW HAMPSHIRE STREET LLC | <b>CHERRY</b><br>DISTRICT 3<br>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. 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 7 days or July 17, 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.

## REQUESTS TO TABLE

- |  |   |                                     |
|--|---|-------------------------------------|
| <b>1. CEB 24-11920 H</b><br>Ref. N/A<br>Certified Mail & Posted Property | <b>830 LAKE MANN DR</b><br>DESHAY JAMES<br>DESHAY JAMES | <b>PERRY</b><br>DISTRICT 6<br>Staff |
|--|---|-------------------------------------|

Table for 30 days

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Manager Dawsey made a statement. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to table this case for 30 days or until August 14, 2024. The motion was carried by a unanimous voice vote.

- |  |  |                                     |
|--|--|-------------------------------------|
| <b>2. CEB 24-11921 H</b><br>Ref. N/A<br>Certified Mail & Posted Property | <b>830 LAKE MANN DR</b><br>DESHAY JAMES<br>DESHAY YVETTE | <b>PERRY</b><br>DISTRICT 6<br>Staff |
|--|--|-------------------------------------|

Table for 30 days

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Manager Dawsey made a statement. Mr. Blackwood moved, and Ms. Climer seconded a motion to table this case for 30 days or until August 14, 2024. The motion was carried by a 4-1 voice vote.



# Code Enforcement Board

<b>3. CEB 24-12964 Z</b> Ref. N/A Certified Mail & Posted Property	<b>830 LAKE MANN DR</b> DESHAY JAMES DESHAY YVETTE	<b>PERRY</b> DISTRICT 6 Citizen
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Table for 30 days

Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Manager Dawsey made a statement. Mr. Blackwood moved, and Ms. Climer seconded a motion to table this case for 30 days or until August 14, 2024. The motion was carried by a 4-1 voice vote.

<b>4. CEB 24-12807 Z</b> Ref. N/A Certified Mail & Posted Property	<b>4791 PLEASEANT VALLEY CT</b> TUCKER WILLIAM D	<b>PERRY</b> DISTRICT 5 Staff
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Respondent was notified by Certified Mail and Posted Property and the Respondent was not in chambers. Manager Dawsey made a statement. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to table this case for 30 days or until August 14, 2024. The motion was carried by a unanimous voice vote.

## REQUEST FOR EXTENSION

<b>1. CEB 24-10665 Z</b> Ref. N/A Posted Property	<b>13 W PINE ST</b> 15 WEST PINE STREET LLC	<b>WATTS</b> DISTRICT 5 Citizen
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Compliance Date: July 11, 2024

Respondent, Arturo Gratico, was notified by Certified Mail and the Respondents were in chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 24-10665Z for 120 days or until November 7, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

## REQUEST FOR REDUCTION OF PENALTY

<b>1. CEB 21-12329 H</b> Ref. N/A Certified Mail	<b>804 HIGHLAND AVE</b> B AND L MILLER REAL ESTATE LLC	<b>VERNON</b> DISTRICT 3 Staff
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Penalty Amount: \$49,350

Respondent, Bradley Miller, was present in Chambers. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to reduce the penalty amount for case CEB 21-12329H from \$49,350 to \$12,037.50 if paid with 180 days or January 6, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous vote.



# Code Enforcement Board

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**2. CEB 22-12787 Z**  
Ref. N/A  
Certified Mail

**1908 WOODWARD ST**  
LAKE NONA PROPERTIES II LLC

**VERNON**  
DISTRICT 4  
Citizen

Penalty Amount: \$49,200

Respondents, David Yovaish and Ron Yelland, were present in Chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 22-12787Z from \$49,200 to \$12,500 if paid with 180 days or January 6, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous vote.

**3. CEB 23-10426 Z**  
Ref. N/A  
Posted Property

**5250 INTERNATIONAL DR**  
DEZER ORLANDO CENTER LLC

**RUSSELL**  
DISTRICT 6  
Staff

Penalty Amount: \$36,250

Respondent, Jeff Rivera, was present in Chambers. Mr. Blackwood moved, and Mr. Erlich seconded a motion to deny the penalty amount for case CEB 23-10426Z. The motion was carried by a unanimous voice vote.

**4. CEB 24-10123 Z**  
Ref. N/A  
Certified Mail

**1766 MERCY DR**  
ABILITY MERCY LLC

**ALI**  
DISTRICT 5  
Citizen

Penalty Amount: \$4,950

Respondent, Glorimar Ruiz Bermudez, was present in Chambers. Ms. Climer moved, and Mr. McCoy seconded a motion to deny the penalty amount for case CEB 24-10123Z. The motion was carried by a unanimous voice vote.

**5. CEB 15-59210 ONSS**  
Ref. 397085  
Certified Mail

**51 E CHURCH ST**  
RP PLAZA RETAIL AND THEATRE LLC

**WHARTON**  
DISTRICT 5  
Referral

Penalty Amount: \$142,500

Respondent, Joseph Etter, was present in Chambers. Ms. Climer moved, and Mr. McCoy seconded a motion to deny the penalty amount for case CEB 397085. The motion was carried by a 3-2 voice vote.

**6. CEB 22-11062 Z**  
Ref. N/A  
Posted Property

**183 S ORANGE AVE**  
RP PLAZA RETAIL AND THEATRE LLC

**RUSSELL**  
DISTRICT 3  
Citizen

Penalty Amount: \$42,450

Respondent, Ovais Jalil, was present in Chambers. Ms. Climer moved, and Mr. McCoy seconded a motion to deny the penalty amount for case CEB 22-11062Z. The motion was carried by a 3-2 voice vote.





# Code Enforcement Board

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7. **CEB 22-12177 H**

Ref. N/A

Certified Mail & Posted Property

**2176 FREDRICA DR**

LELAND MANAGEMENT, INC

**LEWIS**

DISTRICT 1

Citizen

Penalty Amount: \$24,775.29

Respondent, Rachel Pringle, was present in Chambers. Mr. Dinkins moved, and Mr. Climer seconded a motion to reduce the penalty amount for case CEB 22-12177H from \$24,775.29 to \$2,500 if paid with 90 days or October 8, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous vote.

## APPEALS

**NONE**

## HEARINGS

**NONE**

## REQUEST FOR REHEARING

**NONE**

## OLD OR UNFINISHED BUSINESS

**NONE**

## COMPLIANCE HEARING

**NONE**

## NEW BUSINESS:

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

**ADJOURNMENT: 3:45pm**