



Code Enforcement Board

September 11, 2024 Minutes

<p style="text-align: center;">MEETING INFORMATION</p>	<p>WELCOME</p>
<p>LOCATION</p>	<p>We are very glad you have joined us for today’s meeting. The Code Enforcement Board is a quasi-judicial forum which hears testimony, determines whether sufficient evidence exists to find property owners in violation of city codes, determines if any additional time is appropriate, and the fine that should be imposed for failing to comply with its orders. The Board is composed of citizen members who voluntarily and without compensation devote their time and talents. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below.</p>
<p style="text-align: center;">Council Chambers</p>	
<p>TIME</p> <p>9:00 A.M.</p>	
<p>BOARD MEMBERS</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>	<p>GENERAL RULES OF ORDER</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>APPEALS</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>REGULAR SESSION</p> <p>Call to Order at 9:00 a.m. or as soon thereafter as possible</p> <p>Roll Call</p> <p>Consideration of August 14, 2024 Minutes Reports was approved by Mr. Dinkins and second by Ms. Climer.</p>



Code Enforcement Board

STIPULATIONS

NONE

IN COMPLIANCE BEFORE HEARING

- | | | |
|--|--|---|
| 1. CEB 24-13998 Z
Ref. N/A
Certified Mail | 2041 W GORE ST
GALLON ANDRE R | JACKSON
DISTRICT 5
Citizen |
| 2. CEB 24-11441 H
Ref. N/A
Certified Mail | 1406 HEBER CIR
CFL-SFR LLC | COONEY
DISTRICT 6
Citizen |
| 3. CEB 24-12628 Z
Ref. N/A
Certified Mail | 1406 HEBER CIR
CFL-SFR LLC | COONEY
DISTRICT 6
Citizen |
| 4. CEB 24-13660 Z
Ref. N/A
Certified Mail | 3311 ROGERS DR
JOHNSON RALPH | PERRY
DISTRICT 6
Staff |
| 5. CEB 24-13817 Z
Ref. N/A
Certified Mail | 3321 ROGERS DR
POPE NORRIS J | PERRY
DISTRICT 6
Staff |
| 6. CEB 24-13883 Z
Ref. N/A
Certified Mail | 1042 DREW AVE
GREEN FREDERICK | PERRY
DISTRICT 6
Staff |
| 7. CEB 24-10433 COU
Ref. N/A
Certified Mail | 373 N ORANGE AVE
LOA ALOHA LLC | PERRY
DISTRICT 5
Staff |
| 8. CEB 24-14295 Z
Ref. N/A
Certified Mail | 5301 COMMANDER DR
SREIT COMMANDER PLACE, LLC | VELEZ
DISTRICT 2
Staff |
| 9. CEB 24-13844 Z
Ref. N/A
Certified Mail | 3101 CAYMAN WAY
FL BNB LLC | COURTLEY
DISTRICT 2
Staff |
| 10. CEB 24-11315 H
Ref. N/A
Certified Mail | 1878 AARON AVE
MIDDLEBROOKS WILLIE ALBERT JR | COONEY
DISTRICT 6
Citizen |
| 11. CEB 24-13181 Z
Ref. N/A
Certified Mail | 212 FANFAIR AVE
JOHNSON GWENDOLYN | PERRY
DISTRICT 5
Staff |
| 12. CEB 24-14077 Z
Ref. N/A
Certified Mail | 4762 PIEDMONT CT
COLLADO TASNIA | PERRY
DISTRICT 5
Staff |



Code Enforcement Board

13. CEB 24-13940 Z Ref. N/A Certified Mail	45 DORCAS CT MILLER JANICE MAY	PERRY DISTRICT 5 Staff
14. CEB 24-13658 Z Ref. N/A Certified Mail	22 S FANFAIR AVE TOWNSEND JARED	PERRY DISTRICT 5 Staff
15. CEB 24-11305 H Ref. N/A Certified Mail	2840 W AMELIA ST SNIIC THREE LLC	PERRY DISTRICT 5 Staff
16. CEB 24-11922 H Ref. N/A Certified Mail	4751 RALEIGH ST LIBEMA PROPERTIES LLC	PERRY DISTRICT 5 Referral
17. CEB 24-13183 Z Ref. N/A Certified Mail	4524 MALIBU ST LIBEMA PROPERTIES LLC	PERRY DISTRICT 5 Staff
18. CEB 24-11645 H Ref. N/A Certified Mail	3137 FITZGERALD DR HORN JESSIE R	PERRY DISTRICT 5 Staff
19. CEB 24-13823 Z Ref. N/A Certified Mail	3393 FITZGERALD DR SECRETARY OF HOUSING AND URBAN	PERRY DISTRICT 5 Staff
20. CEB 24-13524 COU Ref. N/A Certified Mail	5695 VINELAND RD STE 250 LAKEHURST BUILDING LLC	RUSSELL DISTRICT 6 Referral
21. CEB 24-13911 Z Ref. N/A Certified Mail	1012 E JACKSON ST KEMP INVESTMENTS NORTH LLC	WELLON DISTRICT 4 Staff
22. CEB 24-10618 H Ref. N/A Certified Mail	3915 VIRGINIA DR BOOKER RUBY E LIFE ESTATE	COLLINS DISTRICT 3 Staff
23. CEB 24-11506 BUS Ref. N/A Certified Mail	3751 MAGUIRE BLVD SUITE 111 G AND C OC INVESTORS LLC	COLLINS DISTRICT 3 Referral
24. CEB 24-13534 COU Ref. N/A Certified Mail	6050 UNIVERSAL BLVD UNIVERSAL CITY DEVELOPMENT PAR	BYNES DISTRICT 6 Referral
25. CEB 24-13360 COU Ref. N/A Certified Mail	8255 LEEVISTA BLVD OVATION PROPERTIES INC	BYNES DISTRICT 1 Referral
26. CEB 24-11579 H Ref. N/A Certified Mail	4998 MUIR VILLAGE ESTRADA ALEX	MOORE DISTRICT 3 Citizen



Code Enforcement Board

27. CEB 24-13910 Z Ref. N/A Certified Mail	1011 E JACKSON ST YEH RONALD R	WELLON DISTRICT 4 Staff
28. CEB 24-14230 Z Ref. N/A Certified Mail	921 ROMANO AVE PONCE PEDRO LUIS	LIVINGSTON DISTRICT 2 Staff
28. CEB 24-11425 H Ref. N/A Posted Property	3728 KITTY HAWK AVE JOHNSON LOTIAN JOHNSON PAMSEATTA	MOORE DISTRICT 3 Citizen
29. CEB 24-11188 H Ref. N/A Certified Mail	825 S IVEY LN APT 825A KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
30. CEB 24-11189 H Ref. N/A Certified Mail	825 S IVEY LN APT 825H KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
31. CEB 24-11191 H Ref. N/A Certified Mail	825 S IVEY LN APT 825E KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
32. CEB 24-11194 H Ref. N/A Certified Mail	825 S IVEY LN APT 825D KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
33. CEB 24-11197 H Ref. N/A Certified Mail	823 S IVEY LN APT 823A KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
34. CEB 24-11198 H Ref. N/A Certified Mail	823 S IVEY LN APT 823B KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
35. CEB 24-11221 H Ref. N/A Certified Mail	819 S IVEY LN APT 819G KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
36. CEB 24-11210 H Ref. N/A Certified Mail	819 S IVEY LN APT 819B KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
37. CEB 24-11218 H Ref. N/A Certified Mail	815 S IVEY LN APT 815C KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
38. CEB 24-11223 H Ref. N/A Certified Mail	813 S IVEY LN APT 813F KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
39. CEB 24-11228 H Ref. N/A Certified Mail	811 S IVEY LN APT 811G KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff



Code Enforcement Board

40. CEB 24-11183 H Ref. N/A Certified Mail	827 S IVEY LN APT 827A KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
41. CEB 24-11186 H Ref. N/A Certified Mail	827 S IVEY LN APT 827C KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
42. CEB 24-11272 H Ref. N/A Certified Mail	801 S IVEY LN APT 801A KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
43. CEB 24-11271 H Ref. N/A Certified Mail	809 S IVEY LN APT 809G KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
44. CEB 24-10678 BUS Ref. N/A Certified Mail	7100 AUGUSTA NATIONAL DR AD1 ORLANDO AIRPORT HOTELS	PERRY DISTRICT 2 Staff
45. CEB 24-12665 BUS Ref. N/A Certified Mail	1507 S HIAWASSEE RD TERRA-MAX ENGINEERING INC MOMTAZ M AL-BARQ/TERRA-MAX	QUINONES DISTRICT 5 Citizen
46. CEB 24-12664 BUS Ref. N/A Certified Mail	1507 S HIAWASSEE RD TERRA-MAX ENGINEERING INC	QUINONES DISTRICT 5 Citizen
47. CEB 24-12107 COU Ref. N/A Certified Mail	1507 S HIAWASSEE RD TERRA-MAX ENGINEERING INC	QUINONES DISTRICT 5 Citizen
48. CEB 24-12135 BUS Ref. N/A Certified Mail	6315 WESTGATE DR BIF II - MARINA LANDING LLC	QUINONES DISTRICT 5 Citizen
49. CEB 24-13939 Z Ref. N/A Certified Mail & Posted Property	73 CHANNING AVE STAR 2021-SFR2 BORROWER L P	PERRY DISTRICT 5 Staff
50. CEB 24-13701 BUS Ref. N/A Certified Mail	3939 FORRESTAL AVE STE 100 ABACO LAND HOLDINGS LLC	BYNES DISTRICT 4 Referral
51. CEB 23-13416 COU Ref. N/A Certified Mail	6923 MUNICIPAL DR WOLK STEVEN	BYNES DISTRICT 5 Referral
52. CEB 23-13701 COU Ref. N/A Certified Mail	7414 KINGSPONTE PKWY STE 3-500 COLFIN 2016-2 INDUSTRIAL OWNER LLC	BYNES DISTRICT 6 Referral
53. CEB 24-11270 H Ref. N/A Certified Mail	721 S IVEY LN APT 721G KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff



Code Enforcement Board

54. CEB 24-11185 H Ref. N/A Certified Mail & Hand Delivery	827 S IVEY LN APT 827G KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
55. CEB 24-11225 H Ref. N/A Certified Mail & Hand Delivery	809 S IVEY LN APT 809B KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
56. CEB 24-11233 H Ref. N/A Certified Mail	701 S IVEY LN - PLAY GROUND KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
57. CEB 24-11224 H Ref. N/A Certified Mail	809 S IVEY LN APT 809G KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
58. CEB 24-11203 H Ref. N/A Certified Mail & Hand Delivery	821 S IVEY LN APT 821D KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
59. CEB 24-11216 H Ref. N/A Certified Mail & Hand Delivery	721 S IVEY LN APT 721F KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
60. CEB 24-11226 H Ref. N/A Certified Mail & Hand Delivery	801 S IVEY LN BLG 801A KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
61. CEB 24-11231 H Ref. N/A Certified Mail & Hand Delivery	721 S IVEY LN APT 721B KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
62. CEB 24-11227 H Ref. N/A Certified Mail & Hand Delivery	805 S IVEY LN BLD 805H KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
63. CEB 24-11215 H Ref. N/A Certified Mail & Hand Delivery	721 S IVEY LN APT 721E KYOL LLC ISREAL KATZ	HARGIS DISTRICT 6 Staff
64. CEB 24-11980 H Ref. N/A Certified Mail	4607 WESTGROVE WAY ELLIOTT SANDREE	MOORE DISTRICT 3 Citizen
65. CEB 24-13789 Z Ref. N/A Posted Property	711 SANTA FE LN MOWRY TODD MICHAEL	PARHAM DISTRICT 2 Staff
66. CEB 23-13969 COU Ref. N/A Certified Mail	9679 LAKE NONA VILLAGE PL STE 105 LAKE NONA VILLAGE 4, LLC	BYNES DISTRICT 1 Referral
67. CEB 24-12112 H Ref. N/A Posted Property	1631 WOODWARD ST TING JOO KING	VERNON DISTRICT 4 Staff



Code Enforcement Board

68. CEB 24-11503 H Ref. N/A Certified Mail	5777 ROBERTO CLEMENTE RD UNIT 5809 HONG SOON B HONG KYUNG A	VELEZ DISTRICT 2 Staff
69. CEB 24-11229 H Ref. N/A Certified Mail & Hand Delivery	701 S IVEY LN - LEASING OFFICE INTERIOR KYOL LLC ISREAL KATZ	PERRY DISTRICT 6 Staff
70. CEB 24-11889 H Ref. N/A Certified Mail & Posted Property	4524 MALIBU ST LIBEMA PROPERTIES LLC	PERRY DISTRICT 5 Staff
71. CEB 23-13381 COU Ref. N/A Certified Mail	11930 NARCOOSSEE RD 11930 NARCOOSSEE ROAD LLC	BYNES DISTRICT 1 Referral
72. CEB 24-10722 COU Ref. N/A Certified Mail	6220 HAZELTINE NATIONAL DR #120 ALBANY ROAD-LAKE POINT LLC	PERRY DISTRICT 2 Staff
73. CEB 24-10220 COMM Ref. N/A Posted Property	831 N MILLS AVE TING JOO KING	VERNON DISTRICT 4 Citizen
74. CEB 24-12131 H Ref. N/A Posted Property	5217 FORZLEY ST SHATZER NATASHA	COURTLEY DISTRICT 2 Citizen
75. CEB 24-12153 H Ref. N/A Certified Mail	5156 LANETTE ST JOHNSON LORETTA	PARHAM DISTRICT 6 Staff
76. CEB 24-13694 Z Ref. N/A Certified Mail	5156 LANETTE ST JOHNSON LORETTA	PARHAM DISTRICT 6 Staff

ADMINISTRATIVELY CLOSED CASES

1. CEB 24-13433 Z Ref. N/A Certified Mail	1245 CATALPA LN RIVERA ANDRES F OSPINA	LIVINGSTON DISTRICT 4 Citizen
2. CEB 23-11992 COU Ref. N/A Certified Mail	11954 NARCOOSSEE RD STE 2 #188 11930 NARCOOSSEE ROAD LLC	BYNES DISTRICT 1 Referral



Code Enforcement Board

REGULAR AGENDA

1. CEB 24-10216 COMM
Ref. N/A
Certified Mail

2520 HANSROB RD
EURO GROUP INVESTMENT LLC

SEDA
DISTRICT 3
Referral

Respondent was notified by Certified Mail and the Respondent, David Bush, was in chambers. Officer Seda representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Bush 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 Seda. 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 October 11, 2024, to bring the violations on the property into compliance or a penalty of \$250 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

2. CEB 24-11653 H
Ref. N/A
Posted Property

819 HILLCREST ST
MILLETT FRANCES N III

WELLON
DISTRICT 4
Citizen

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Wellon 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 Wellon. 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 October 11, 2024, to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. Once the property becomes vacant it should remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

3. CEB 24-13120 Z
Ref. N/A
Certified Mail

115 N HAMPTON AVE
MAHRUZAR ISHKANDA

WELLON
DISTRICT 4
Citizen

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

4. CEB 24-10044 POOL
Ref. N/A
Posted Property

5283 HOPERITA ST
J3 EQUITIES LLC

COURTLEY
DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 7 days or September 18, 2024, to bring the violations on the property into compliance or a penalty of \$100 per



Code Enforcement Board

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

5. CEB 24-13926 Z
Ref. N/A
Posted Property

5283 HOPERITA ST
J3 EQUITIES LLC

COURTLEY
DISTRICT 2
Citizen

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 7 days or September 18, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

6. CEB 24-10175 COMM
Ref. N/A
Certified Mail

7299 UNIVERSAL BLVD
RUNNING ELK CORP

RUSSELL
DISTRICT 6
Referral

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. 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 Russell. 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 September 18, 2024, to get the structural integrity report and 60 days or November 10, 2024, to bring the remaining 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.

7. CEB 24-15196 BUS
Ref. N/A
Certified Mail

7299 UNIVERSAL BLVD
RUNNING ELK CORP

RUSSELL
DISTRICT 6
Referral

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Russell representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. 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 Russell. 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 September 18, 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.

8. CEB 24-14054 COU
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, Suketu 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. 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 Russell. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 21 days or October 2, 2024, to bring the remaining 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



Code Enforcement Board

case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a 5-2 voice vote.

9. CEB 24-14263 Z
Ref. N/A
Certified Mail

625 MERCADO AVE
625 MERCADO LLC

LIVINGSTON
DISTRICT 2
Staff

Respondent was notified by Certified Mail and the Respondent, Nadine Jubara, was in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Jubara 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 Livingston. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Capton seconded a motion to give the Respondent 90 days or December 10, 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. The property needs to remain vacant until the violations are in 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.

10. CEB 24-12341 Z
Ref. N/A
Certified Mail

3623 IBIS DR
BUELHOFF DANIEL

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. 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 October 11, 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 24-12887 Z
Ref. N/A
Certified Mail

2601 COLE RD
NGUYEN ANH KIM

COLLINS
DISTRICT 3
Staff

Respondent was notified by Certified Mail and the Respondent, Mathew Gourlay, was in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gourlay 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 60 days or November 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.

12. CEB 24-13213 Z
Ref. N/A
Posted Property

2413 E SOUTH ST
PARK PLACE ADVANTAGE LLC

COLLINS
DISTRICT 4
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. 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 7 days or September 18, 2024, to bring the violations on the property into compliance or a penalty of \$200 per day will



Code Enforcement Board

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 24-12288 H
Ref. N/A
Certified Mail

6461 CONROY RD
AT22 ROSEMONT PROPERTY LLC
C/O TAURUS INVESTMENT HOLDINGS LLC

CHERRY
DISTRICT 6
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. 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 Cherry. 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 October 11, 2024, to bring the violations on the property into compliance or a penalty of \$250 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

14. CEB 24-12612 BUS
Ref. N/A
Certified Mail

2140 W CHURCH ST
STONE PROPERTIES LLC

CHERRY
DISTRICT 5
Referral

THIS CASE WAS IN COMPLIANCE BEFORE THE HEARING.

15. CEB 24-14115 Z
Ref. N/A
Posted Property

626 CITRUS ST/1029 S PARRAMORE AVE
PARRAMORE PROJECT LLC

ORTIZ
DISTRICT 6
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Ortiz 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 Ortiz. 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 September 18, 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.

16. CEB 24-10038 POOL
Ref. N/A
Posted Property

6144 SHENANDOAH WAY
RODRIGUEZ SHEILA

VELEZ
DISTRICT 2
Citizen

Respondent was notified by Posted Property and the Respondent, Sheila Rodriguez, was in chambers. Officer Velez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Rodriguez, translator Carmen Oliveros, and Code Enforcement Supervisor 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 Velez. 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 September 18, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. If the property becomes unsecure the City will secure at the owner's expense. 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.



Code Enforcement Board

17. CEB 24-11507 H

Ref. N/A
Posted Property

5777 ROBERTO CLEMENTE RD UNIT 5813

HONG SOON B
HONG KYUNG A

VELEZ

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent, Harry Ho Pyo, was in chambers. Officer Velez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Pyo made a statement. Mr. Dinkins moved, and Mr. Jansen 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. Dinkins moved, and Mr. Jansen seconded a motion to give the Respondent 60 days or November 10, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The property needs to remain vacant until the violations are in 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 H

Ref. N/A
Posted Property

5777 ROBERTO CLEMENTE RD UNIT 5869

HONG SOON B
HONG KYUNG A

VELEZ

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent, Harry Ho Pyo, was in chambers. Officer Velez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Pyo made a statement. Mr. Dinkins moved, and Mr. Jansen 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. Dinkins moved, and Mr. Jansen seconded a motion to give the Respondent 60 days or November 10, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The property needs to remain vacant until the violations are in 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 24-12780 Z

Ref. N/A
Posted Property

5777 ROBERTO CLEMENTE RD

HONG SOON B
HONG KYUNG A

VELEZ

DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent, Harry Ho Pyo, was in chambers. Officer Velez representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Pyo 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 Velez. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Erlich seconded a motion to give the Respondent 90 days or December 10, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The property needs to remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

20. CEB 24-11032 H

Ref. N/A
Certified Mail

233 W ILLIANA ST

SHAMUS HANK

PARHAM

DISTRICT 4
Citizen

Respondent was notified by Certified Mail and the Respondent, Hank Shamus, was in chambers. Officer Parham representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Shamus made a statement. Mr. Jansen 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. Jansen moved, and Ms. Climer seconded a motion to give the Respondent 60 days or November 10, 2024, to bring the violations on the



Code Enforcement Board

property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. The property needs to remain vacant until the violations are in 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 24-11821 Z
Ref. N/A
Certified Mail

233 W ILLIANA ST
SHAMUS HANK

PARHAM
DISTRICT 4
Citizen

Respondent was notified by Certified Mail and the Respondent, Hank Shamus, was in chambers. Officer Parham representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Shamus made a statement. Mr. Jansen 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. Jansen moved, and Ms. Climer seconded a motion to give the Respondent 30 days or October 11, 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. The property needs to remain vacant until the violations are in 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 24-11895 H
Ref. N/A
Certified Mail

4000 DIJON DR/ 4179 VERSAILES DR
CYPRESS POINTE AT LAKE ORLANDO
CONDO ASSOC INC

PARHAM
DISTRICT 3
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. 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 Parham. 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 March 10, 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. The property needs to remain vacant until the violations are in 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 24-11994 H
Ref. N/A
Certified Mail

4000 DIJON DR/ 3916 VERSAILES DR
CYPRESS POINTE AT LAKE ORLANDO
CONDO ASSOC INC

PARHAM
DISTRICT 3
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. 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 Parham. 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 November 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. The property needs to remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

24. CEB 24-13202 Z
Ref. N/A
Certified Mail

4555 POINT LOOK OUT RD
PITZ RICHARD L

PARHAM
DISTRICT 3
Staff

Respondent was notified by Certified Mail and the Respondent, Richard Pitz, was in chambers. Officer Parham representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Pitz, Code Enforcement Division Manager Kory Keith and Permitting Asst Division Manager Don



Code Enforcement Board

Fields all made statements. Ms. Climer moved, and Mr. Dinkins seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Parham. The motion was carried by a unanimous voice vote. Ms. Climer moved, and Mr. Dinkins seconded a motion to give the Respondent 1800 days or March 10, 2025, 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. The property needs to remain vacant until the violations are in 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.

25. CEB 24-10322 BUS

Ref. N/A
Posted Property

8467 LAUREATE BLVD

ALLEYNE WAYNE R

PERRY

DISTRICT 1
Staff

THIS CASE CAME INTO COMPLIANCE BEFORE THE HEARING.

26. CEB 24-10356 H

Ref. N/A
Certified Mail & Posted Property

4601 MALIBU ST

ROY LEE THOMPSON ESTTE
FLORA S THOMPSON & TYRONE THOMPSON

PERRY

DISTRICT 5
Referral

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 180 days or March 10, 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. The property needs to remain vacant until the violations are in 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 24-11993 H

Ref. N/A
Certified Mail

3256 W SOUTH ST

KEY INVESTMENTS ENTERPRISE 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 November 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. The property needs to remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned the order be recorded immediately.

28. CEB 24-12075 H

Ref. N/A
Certified Mail & Posted Property

17 S FANFAIR AVE

JDG PROPERTY INVESTMENTS LLC

PERRY

DISTRICT 5
Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Juan Gaona, was in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Gaona made a statement. Mr. Jansen 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 90 days or December 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. The property needs to remain vacant until the violations are in compliance. In the case of



Code Enforcement Board

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.

29. CEB 24-13470 Z

Ref. N/A

Certified Mail & Posted Property

4753 DANZIG CT

BURGMON-BOGANS VONDA

PERRY

DISTRICT 5

Citizen

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 14 days or September 25, 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 24-13474 Z

Ref. N/A

Posted Property

63 CHANNING AVE

JAVIER JOSE ORLANDO

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. Jansen 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. Mr. Jansen moved, and Mr. Dinkins seconded a motion to give the Respondent 30 days or October 11, 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 24-13554 Z

Ref. N/A

Posted Property

4649 BARLEY ST

BARNES MARIAN M

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. 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 30 days or October 11, 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. The property needs to remain vacant until the violations are in 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 24-14240 Z

Ref. N/A

Certified Mail & Posted Property

901 WOODEN BLVD

MITCHELL MARVA

SIMMONS ERICA LASHELLE

PERRY

DISTRICT 5

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondents, Marva Mitchell and Erica Simmons, were in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Mitchell and Ms. Simmons both made statements. 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 Perry. The motion was carried by a unanimous voice vote. Mr. Erhlich moved, and Mr. Dinkins seconded a motion to give the Respondent 7 days or September 18, 2024, to bring the violations on the property into compliance or a penalty of \$25 per day will



Code Enforcement Board

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 24-13770 Z

Ref. N/A

Certified Mail & Posted Property

2828 W AMELIA ST

OZZIEZ INVESTMENTS INC

HARGIS

DISTRICT 5

Staff

Respondent was notified by Certified Mail and Posted Property and the Respondent, Osbourne Barnes, was in chambers. Officer Hargis representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Barnes 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 Hargis. 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 November 10, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The property needs to remain vacant until the violations are in 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 24-11162 H

Ref. N/A

Certified Mail & Hand Delivery

825 S IVEY LN - BLD 825

KYOL LLC

ISREAL KATZ

HARGIS

DISTRICT 6

Referral

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

35. CEB 24-11164 H

Ref. N/A

Certified Mail & Hand Delivery

827 S IVEY LN - BLD 827

KYOL LLC

ISREAL KATZ

HARGIS

DISTRICT 6

Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

36. CEB 24-11165 H

Ref. N/A

Certified Mail & Hand Delivery

823 S IVEY LN - BLD 823

KYOL LLC

ISREAL KATZ

HARGIS

DISTRICT 6

Staff

Respondent was notified by Certified Mail and Hand Delivery 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



Code Enforcement Board

Respondent 60 days or November 10, 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.

37. CEB 24-11166 H

Ref. N/A
Certified Mail & Hand Delivery

821 S IVEY LN – BLD 821

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

38. CEB 24-11168 H

Ref. N/A
Certified Mail & Hand Delivery

819 S IVEY LN – BLD 819

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

39. CEB 24-11169 H

Ref. N/A
Certified Mail & Hand Delivery

817 S IVEY LN – BLD 817

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

40. CEB 24-11171 H

Ref. N/A
Certified Mail & Hand Delivery

815 S IVEY LN – BLD 815

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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



Code Enforcement Board

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 November 10, 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.

41. CEB 24-11173 H

Ref. N/A
Certified Mail & Hand Delivery

813 S IVEY LN - BLD 813

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

42. CEB 24-11180 H

Ref. N/A
Certified Mail & Hand Delivery

811 S IVEY LN - BLD 811

KYOL LLC
ISREAL KATZ

HARGIS
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

43. CEB 24-11187 H

Ref. N/A
Certified Mail & Hand Delivery

721 S IVEY LN - BLD 721A-H

KYOL LLC
ISREAL KATZ

PERRY
DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 2024, to bring the violations on the property into compliance or a penalty of \$250 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.



Code Enforcement Board

44. CEB 24-11193 H

Ref. N/A
Certified Mail & Hand Delivery

719 S IVEY LN BLG 719A-H

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

45. CEB 24-11208 H

Ref. N/A
Certified Mail & Hand Delivery

809 S IVEY LN BLG 809A-H

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

46. CEB 24-11211 H

Ref. N/A
Certified Mail & Hand Delivery

807 S IVEY LN BLD 807A-H

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

47. CEB 24-11212 H

Ref. N/A
Certified Mail & Hand Delivery

805 S IVEY LN BLD 805A-H

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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



Code Enforcement Board

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

48. CEB 24-11213 H

Ref. N/A
Certified Mail & Hand Delivery

803 S IVEY LN BLD 803A-H

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

49. CEB 24-11182 H

Ref. N/A
Certified Mail & Hand Delivery

701 S IVEY LN - LEASING OFFICE EXTERIOR

KYOL LLC
ISREAL KATZ

PERRY

DISTRICT 6
Staff

Respondent was notified by Certified Mail and Hand Delivery 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 November 10, 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.

50. CEB 24-12077 H

Ref. N/A
Posted Property

3031 WILLOW BEND BLVD

REYGO LLC

MOORE

DISTRICT 5
Staff

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. 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 Moore. 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 September 25, 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.

51. CEB 24-13697 Z

Ref. N/A
Posted Property

4825 RED WILLOW AVE

WRIGHT ARTRICE YVETTE

MOORE

DISTRICT 5
Staff

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. Mr. Jansen 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. Jansen moved, and Mr. Blackwood seconded a motion to give the Respondent 14 days or September 25, 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



Code Enforcement Board

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

52. CEB 24-10243 COMM
Ref. N/A
Certified Mail

2000 BRUTON BLVD
ANVIL DEVELOPMENT CORP INC

WHARTON
DISTRICT 6
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Supervisor Wharton 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 Supervisor Wharton. 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 October 11, 2024, to demolish the property 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.

53. CEB 24-11823 H
Ref. N/A
Posted Property

1661 GAMMON LN
WALKER TERRY

WHARTON
DISTRICT 6
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Supervisor Wharton 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 Supervisor Wharton. 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 November 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.

CASES TABLED FROM PREVIOUS MEETINGS

1. CEB 24-12847 Z
Ref. N/A
Certified Mail

300 S SOLANDRA DR
GALLANA LALAINE

COLLINS
DISTRICT 2
Citizen

Respondent was notified by Certified Mail and the Respondent, Major Causing, was in chambers. Officer Collins representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Causing made a statement. Mr. Jansen 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. Jansen moved, and Mr. Blackwood seconded a motion to give the Respondent 60 days or November 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.

2. CEB 24-11303 H
Ref. N/A
Certified Mail

712 W WASHINGTON ST
ESTAD LLC

BATES
DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondents, Sean McElvaney and Donal McElvaney, were in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. McElvaney made a statement. Mr. Dinkins moved, and Ms.



Code Enforcement Board

Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Bates. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 120 days or January 9, 2025, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The stairs on the property need to be secure and the property needs to remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned the order be record immediately.

3. CEB 24-12623 Z
Ref. N/A
Certified Mail

712 W WASHINGTON ST
ESTAD LLC

BATES
DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondents, Sean McElvaney and Donal McElvaney, were in chambers. Officer Bates representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. McElvaney made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Bates. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Ms. Climer seconded a motion to give the Respondent 120 days or January 9, 2025, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. The stairs on the property need to be secure and the property needs to remain vacant until the violations are in compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned the order be record immediately.

REQUESTS TO TABLE

1. CEB 24-11655 H
Ref. N/A
Certified Mail

614 GRAND ST
TJM HOLDINGS OF CENTRAL FLORIDA

BATES
DISTRICT 6
Staff

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Bates made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to table this case for 30 days or until October 9, 2024. The motion was carried by a unanimous voice vote.

2. CEB 24-10308 H
Ref. N/A
Certified Mail

400 E ANDERSON ST
JOSHUA J WEINBERG LLC

BYNES
DISTRICT 4
Referral

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Bates made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to table this case for 30 days or until October 9, 2024. The motion was carried by a unanimous voice vote.



Code Enforcement Board

3. CEB 24-12126 H
Ref. N/A
Certified Mail

730 DELANEY AVE
PETER CERTO CORP

BYNES
DISTRICT 4
Citizen

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Bates made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to table this case for 30 days or until October 9, 2024. The motion was carried by a unanimous voice vote.

4. CEB 24-13652 Z
Ref. N/A
Certified Mail

730 DELANEY AVE
PETER CERTO CORP

BYNES
DISTRICT 4
Citizen

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Bates made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to table this case for 30 days or until October 9, 2024. The motion was carried by a unanimous voice vote.

REQUEST FOR EXTENSION

1. CEB 24-11108 H
Ref. N/A
Posted Property

4525 THREE LAKES CIR
LEWIS ADRIANIA

MOORE
DISTRICT 3
Referral

Compliance Date: September 8, 2024

Respondent was notified by Certified Mail and the Respondent was not in chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 24-11108H for 90 days or until December 10, 2024, from the original compliance date. The motion was carried by a unanimous voice vote.

2. CEB 24-10663 H
Ref. N/A
Posted Property

4452 CROSSROADS CT
STANDARD CROSSROADS OWNER LLC

LEWIS
DISTRICT 6
Citizen

Compliance Date: September 10, 2024

Respondent was notified by Posted Property and the Respondent was not in chambers. Ms. Climer moved, and Mr. Capton seconded a motion to deny the request for extension for case CEB 24-10663H. The motion was carried by a 5-1 voice vote.

3. CEB 24-11405 H
Ref. N/A
Posted Property

4354 CROSSROADS CT
STANDARD CROSSROADS OWNER LLC

LEWIS
DISTRICT 6
Citizen

Compliance Date: September 10, 2024

Respondent was notified by Posted Property and the Respondent was not in chambers. Ms. Climer moved, and Mr. Capton seconded a motion to deny the request for extension for case CEB 24-11405H. The motion was carried by a unanimous voice vote.



Code Enforcement Board

4. CEB 23-12208 Z

Ref. N/A
Certified Mail

4412 MARTINS WAY

OMNINET VILLAGE PARK LLC

BATES

DISTRICT 3
Staff

Compliance Date: September 10, 2024

Respondent was notified by Certified Mail and the Respondent, McGregor Love, was in chambers. Mr. Jansen moved, and Mr. Erlich seconded a motion to grant the request for extension for case CEB 23-12208Z for 240 days or until May 9, 2025, from the original compliance date. The motion was carried by a 5-2 voice vote.

5. CEB 24-10162 COMM

Ref. N/A
Certified Mail & Posted Property

4225 E COLONIAL DR

U S A INVESTMENT INC

COLLINS

DISTRICT 3
Staff

Compliance Date: October 11, 2024

Respondent was notified by Certified Mail and Posted Property and the Respondent, Patricia Muellerback, was in chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to grant the request for extension for case CEB 24-10162COMM for 120 days or until February 10, 2025, from the original compliance date. The motion was carried by a unanimous voice vote.

REQUEST FOR REDUCTION OF PENALTY

1. CEB 21-10622 Z

Ref: N/A
Certified Mail

4469 GOLDENRAIN CT

SAMAROO CHANDROUTIE

BYNES

District 3
Citizen

Penalty Amount: \$5,200

Respondent, Oran Salomon, was present in Chambers. Ms. Climer moved, and Mr. McCoy seconded a motion to deny the penalty amount for case CEB 21-10622Z. The motion was carried by a 6-1 vote.

2. CEB 24-10643 H

Ref. N/A
Certified Mail

609 INDIANA ST

OREGON LLC

BATES

DISTRICT 6
Staff

Penalty Amount: \$950

Respondent, Corey Fenelon, was present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty amount for case CEB 24-10643H. The motion was carried by a unanimous vote.

3. CEB 23-13319 H

Ref. N/A
Certified Mail

626 INDIANA ST

VERMONT LLC

BATES

DISTRICT 6
Citizen

Penalty Amount: \$10,050

Respondent, Corey Fenelon, was present in Chambers. Mr. Dinkins moved, and Mr. Capton seconded a motion to reduce the penalty amount for case CEB 23-13319H from \$10,050 to \$5,950 if paid with 180 days or March 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 5-2 vote.



Code Enforcement Board

4. CEB 23-11505 H
Ref. N/A
Posted Property

3935 WELLS ST
WILLIAMS MARY B

WATTS
DISTRICT 6
Staff

Penalty Amount: \$15,818.05

Respondent, Jean Antoine, was present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty amount for case CEB 23-11505H. The motion was carried by a unanimous vote.

5. CEB 22-11354 H
Ref. N/A
Certified Mail

4524 KING COLE BLVD
T & N PRIVATE SYNDICATE LLC

RUSSELL
DISTRICT 6
Staff

Penalty Amount: \$24,450

Respondent, Marc Peltzman, was present in Chambers. Mr. Blackwood moved, and Mr. McCoy seconded a motion to reduce the penalty amount for case CEB 22-11354H from \$24,450 to \$12,225 if paid with 180 days or March 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 4-3 vote.

6. CEB 24-12593 Z
Ref. N/A
Certified Mail & Posted Property

4758 PIEDMONT CT
SHAND KEITH

PERRY
DISTRICT 5
Staff

Penalty Amount: \$2,075

Respondent was not present in Chambers. Mr. Dinkins moved, and Ms. Climer Capton seconded a motion to reduce the penalty amount for case CEB 24-12593Z from \$2,075 to \$625 if paid with 60 days or November 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous vote.

7. CEB 22-13148 H
Ref. N/A
Posted Property

2 N SEMORAN BLVD
JOHN C CHOW LIVING TRUST
JOHN C CHOW, TTEE

COURTLEY
DISTRICT 2
Staff

Penalty Amount: \$14,100

Respondent, John Chow, was present in Chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 22-13148H from \$14,100 to \$9,600 if paid with 180 days or March 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous vote.

8. CEB 21-13052 H
Ref. N/A
Certified Mail

744 W COLONIAL DR
BURGER KING CORP

BATES
DISTRICT 5
Citizen

Penalty Amount: \$56,700

Respondent, Louis Danner, was present in Chambers. Mr. Jansen moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 21-13052H from \$56,700 to \$5,670 if paid with 180 days or March 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 6-1 vote.



Code Enforcement Board

CEB 21-16192 Z
Ref. N/A
Certified Mail

744 W COLONIAL DR
BURGER KING CORP

BATES
DISTRICT 5
Citizen

Penalty Amount: \$45,750

Respondent, Louis Danner, was present in Chambers. Mr. Jansen moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 21-16192Z from \$45,750 to \$4,575 if paid with 180 days or March 10, 2025. If not, the penalty amount reverts back to its original amount. The motion was carried by a 6-1 vote.

TOTAL PENALTY AMOUNT: \$102,450
REDUCED TOTAL PENALTY AMOUNT: \$10,245

9. CEB 23-13441 H
Ref. N/A
Posted Property

717 GRAND ST
ABREHA MIHRETEAB

BATES
DISTRICT 6
Staff

Penalty Amount: \$9,200

Respondent, Mihreteab Abreha, was present in Chambers. Mr. Dinkins moved, and Mr. Jansen seconded a motion to rescind the penalty amount for case CEB 23-13441H. The motion was carried by a 5-2 vote.

10. CEB 24-10487 H
Ref. N/A
Certified Mail

3000 SURFSIDE WAY
SATTERLEE ALAN TRUSTEE

BATES
DISTRICT 6
Staff

Penalty Amount: \$1,800

Respondents, Nathaniel Zino, Narciso Melendez and Joyce Williams, were present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to rescind the penalty amount for case CEB 24-10487H. The motion was carried by a unanimous vote.

APPEALS

NONE

HEARINGS

NONE

REQUEST FOR REHEARING

NONE

OLD OR UNFINISHED BUSINESS

NONE

COMPLIANCE HEARING

NONE



Code Enforcement Board

NEW BUSINESS:

Board discussion to change policy and procedures. – Mr. Dinkins motioned that Code Enforcement along with the Board’s Attorney to amend some policies regarding reduction/extensions. Ms. Climer second the motion.

Anna Momspremier -stated that the board needs to bring propose rules to implement for the next hearing. We will discuss propose rules at the end of the October hearing.

Vote for New Chair and Co-Chair – New Chair and Co-Chair will begin at the October hearing. Mr. Blackwood moved and Mr. Jansen seconded a motion to elect Mr. Dinkins as Chair. Mr. Dinkins moved and Ms. Climer seconded a motion to elect Mr. Blackwood as Co-Chair. The motion was carried by a unanimous voice vote.

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

ADJOURNMENT: 5:05p.m.