



Code Enforcement Board

December 13, 2023 Minutes

<p style="text-align: center;">MEETING INFORMATION</p> <p>LOCATION</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>John DiMasi, Board Attorney</p> <p>Jasmin Rodriguez Board Secretary</p> <p>Maya Jack</p>	<p>WELCOME</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>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 November 8, 2023 Minutes Reports was approved by Mr. Jansen and second by Mr. Blackwood</p>
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Code Enforcement Board

STIPULATIONS

NONE

IN COMPLIANCE BEFORE HEARING

- | | | |
|---|---|--|
| 1. CEB 23-10158 SGN
Ref. N/A
Certified Mail | 4568 W MICHIGAN ST | COURTLEY
DISTRICT
Staff |
| 2. CEB 23-16357 Z
Ref. N/A
Certified Mail | 5165 LANETTE ST
BMS HOLDINGS LLC | COONEY
DISTRICT 6
Staff |
| 3. CEB 24-10095 Z
Ref. N/A
Certified Mail | 5137 NEPONSET AVE
REID JOHN SCOTT | MOORE
DISTRICT 3
Staff |
| 4. CEB 24-10154 H
Ref. N/A
Certified Mail | 5225 CINDERLANE PKWY
BROOKSIDE APTS LLC | MOORE
DISTRICT 3
Citizen |
| 5. CEB 24-10449 Z
Ref. N/A
Certified Mail | 520 EARTHA LN
MORAGON JEANNETTE M | PERRY
DISTRICT 5
Staff |
| 6. CEB 23-16479 Z
Ref. N/A
Certified Mail | 4363 BENEDICTINE CIR
MILLER MARJORIE K | COURTLEY
DISTRICT 4
Staff |
| 7. CEB 24-10345 Z
Ref. N/A
Certified Mail | 3821 HARGILL DR
MALLARD TODD S | LIVINGSTON
DISTRICT 4
Staff |
| 8. CEB 23-16502 Z
Ref. N/A
Certified Mail | 2242 WILLIE MAYS PKWY
COLOSSEUM 2 LLC | COONEY
DISTRICT 6
Staff |
| 9. CEB 23-16200 Z
Ref. N/A
Certified Mail | 3501 LAKE BREEZE DR
COFE LAKE ORLANDO INDUSTRIAL PARK LLC | JORDAN
DISTRICT 3
Citizen |
| 10. CEB 23-13445 H
Ref. N/A
Certified Mail | 5969 LEE VISTA BLVD UNIT 207
LEE VISTA CLUB PARTNERS LTD | HARGIS
DISTRICT 2
Citizen |
| 11. CEB 24-10222 Z
Ref. N/A
Certified Mail & Posted Property | 4227 CYNTHIA ST
FULLERTON SHIRLEY | PERRY
DISTRICT 5
Staff |
| 12. CEB 23-16547 Z
Ref. N/A
Posted Property | 908 TEATRO CT
ACASIO FATIMA MARIZ Q | LIVINGSTON
DISTRICT 2
Staff |



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13. CEB 23-12156 Z Ref. N/A Posted Property	4230 MINOSO ST ESTATE OF LILLIE M MOORE	PERRY DISTRICT 6 Staff
14. CEB 24-10137 Z Ref. N/A Posted Property	420 SUNRISE DR GUZY CARLY MARIE	LIVINGSTON DISTRICT 4 Staff
15. CEB 24-10008 Z Ref. N/A Posted Property	1231 CORBETT LN POWELSON GLORIA A	LIVINGSTON DISTRICT 4 Staff
16. CEB 24-10213 Z Ref. N/A Posted Property	3155 SPLIT WILLOW DR PEROO JOANNE ALEXANDRA	MOORE DISTRICT 5 Staff
17. CEB 23-16385 Z Ref. N/A Certified Mail	808 EDGEWATER DR MULDER HEATHER MULDER DENNIS	CHERRY DISTRICT 3 Staff
18. CEB 23-13316 H Ref. N/A Posted Property	4812 WILLOW RUN WEST HOWELL DACOUP DAVE	MOORE DISTRICT 5 Citizen
19. CEB 24-10046 Z Ref. N/A Certified Mail & Posted Property	4352 ROYAL IVEY GARDENS CT CARRUTHERS ELLA Y	PERRY DISTRICT 5 Staff
20. CEB 24-10543 Z Ref. N/A Certified Mail & Posted Property	1407 DUNSANY AVE BEN-NAIM DIAN	LIVINGSTON DISTRICT 4 Citizen

ADMINISTRATIVELY CLOSED CASES

NONE

SHORT TERM RENTALS

NONE

REGULAR AGENDA

1. CEB 23-13237 H Ref. N/A Certified Mail & Posted Property	202 S BUMBY AVE RICHARDS CELENA	WELLON DISTRICT 4 Staff
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Respondent was notified by Certified Mail and 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. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to find the Respondent



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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. Mr. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 90 days or March 13, 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 23-16059 Z
Ref. N/A
Posted Property

2 E PRINCETON ST
BRYAN CHARLES RABOUD

SEDA
DISTRICT 3
Citizen

Respondent was notified by Posted Property 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. 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 Seda. 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 February 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.

3. CEB 23-16086 Z
Ref. N/A
Posted Property

510 W PAR ST
DASHI OLIVE BLUE 697706070914 FAMILY TRUST

SEDA
DISTRICT 3
Citizen

Respondent was notified by Posted Property and the Respondent, Neil Sexton was in chambers. Officer Seda representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Sexton 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 Seda. The motion was carried by a unanimous voice vote. Mr. Jansen moved, and Mr. Dinkins seconded a motion to give the Respondent 60 days or February 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 5-1 voice vote.

4. CEB 24-10013 Z
Ref. N/A
Posted Property

254 W MICHIGAN ST
316 MICHIGAN LLC

JACKSON
DISTRICT 4
Citizen

THIS CASE IS IN COMPLIANCE BEFORE THE HEARING

5. CEB 24-10021 Z
Ref. N/A
Posted Property

1414 E HARDING ST
ECOLOGIC REAL ESTATE VENTURES

JACKSON
DISTRICT 4
Citizen

Respondent was notified by Posted Property and the Respondent, Kelly Gomez, was in chambers. Officer Jackson representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Gomez 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 Jackson. The motion was carried by a unanimous voice vote. Mr. Blackwood moved, and Mr. Erhlich seconded a motion to give the Respondent 60 days or February 11, 2024, to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a 5-1 voice vote.



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6. CEB 23-16139 Z
Ref. N/A
Posted Property

6080 WESTGATE DR
CENTRAL PARK A METROWEST CONDO

QUINONES
DISTRICT 5
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Quinones 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 Quinones. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to give the Respondent 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

7. CEB 24-10095 H
Ref. N/A
Certified Mail

4653 STAGHORN DR
ORLANDO TERRACE APTS LLC

MOORE
DISTRICT 5
Citizen

Respondent was notified by Certified Mail and the Respondent, Marie Axelsson, was in chambers. Officer Moore representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Ms. Axelsson 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 Moore. 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 February 11, 2024, to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned the property remain vacant until the violations are in compliance.

8. CEB 24-10457 Z
Ref. N/A
Certified Mail

5140 CURRY FORD RD
FLORIDA PREMIER ROOFING LLC

COURTLEY
DISTRICT 2
Citizen

Respondent was notified by Certified Mail and the Respondent, George Chandler, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Chandler made a statement. Mr. Jansen moved, and Mr. Erlich seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Courtley. The motion was carried by a unanimous voice vote. Mr. Jansen moved, and Mr. Erlich seconded a motion to give the Respondent 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

9. CEB 23-13304 H
Ref. N/A
Certified Mail

3700 CURRY FORD RD APT H-2
VILLAGE PALMS PARTNERS 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. 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 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$150 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.



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10. CEB 23-13631 H
Ref. N/A
Certified Mail

2727 MYSTIC COVE DR
ALTO ASSET COMPANY 5 LLC

COURTLEY
DISTRICT 2
Citizen

Respondent was notified by Certified Mail and the Respondent, Rito Decarualho, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Decarualho 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 Courtley. 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 January 12, 2024, to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

11. CEB 23-15784 Z
Ref. N/A
Certified Mail

1624 LOCKWOOD AVE
ROSARIO CARLOS

COURTLEY
DISTRICT 2
Staff

Respondent was notified by Certified Mail and the Respondent, Carlos Rosario, was in chambers. Officer Courtley representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Rosario 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 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

12. CEB 24-10015 Z
Ref. N/A
Certified Mail

4510 ARCIE ST
MAJOR STEPHEN P

LIVINGSTON
DISTRICT 2
Staff

Respondent was notified by Certified Mail and the Respondent was not in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. 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. Dinkins seconded a motion to give the Respondent 14 days or December 27, 2023, 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 23-16350 Z
Ref. N/A
Posted Property

806 ROMANO AVE
PEREIRA MARLY

LIVINGSTON
DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondent was not in chambers. Officer Livingston representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Dinkins moved, and Ms. Climer seconded a motion to find the Respondent not in compliance of the violations as stated on the compliance schedule as submitted by Officer Livingston. The motion was carried by a unanimous voice vote. If the violation occurs within the next 5 years, \$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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14. CEB 23-16384 Z
Ref. N/A
Posted Property

5411 LIDO ST
VELEZ NOEL

LIVINGSTON
DISTRICT 2
Staff

Respondent was notified by Posted Property and the Respondents, Noel Velez and Nellyssa Orellana, were in chambers. Officer Livingston 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 Livingston. The motion was carried by a unanimous voice vote. Ms. Erhlich moved, and Mr. Blackwood seconded a motion to give the Respondent 14 days or December 27, 2023, to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

15. CEB 24-10018 Z
Ref. N/A
Certified Mail & Posted Property

3 DORCAS CT
PERRY STEVEN
PERRY DEXTER

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 7 days or December 20, 2023, 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.

16. CEB 24-10094 Z
Ref. N/A
Posted Property

431 GILMAN CIR
FKH SFR C1 LP

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. 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. Blackwood seconded a motion to give the Respondent 7 days or December 20, 2023, 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 24-10220 Z
Ref. N/A
Posted Property

427 GILMAN CIR
SHEPARD ALBERTA

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 December 20, 2023, 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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18. CEB 23-12376 H
Ref. N/A
Posted Property

3410 MAHALIA PL
WIGGINS ALPHONSO
ALEXANDRE ELLA

PERRY
DISTRICT 5
Referral

Respondent was notified by Posted Property and the Respondent, Alphonso Wiggins, Ella Alexandre and I'saih Rollins, were in chambers. Officer Perry representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, made a statement. Mr. Wiggins, Ms. Alexandre and Mr. Rollins all 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 Perry. The motion was carried by a unanimous voice vote. Mr. Jansen moved, and Mr. Erhlich seconded a motion to give the Respondent 730 days or December 13, 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. 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 and secure.

19. CEB 23-16124 Z
Ref. N/A
Certified Mail & Posted Property

901 LAKE MANN DR
EQUITY TRUST CO CUSTODIAN

PERRY
DISTRICT 6
Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent 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. Erhlich 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. Erhlich seconded a motion to give the Respondent 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$50 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

20. CEB 23-16528 Z
Ref. N/A
Certified Mail & Posted Property

5 S FANFAIR AVE
HARP MAE FRANCES ESTATE

PERRY
DISTRICT 5
Citizen

Respondent was notified by Certified Mail and Posted Property and the Respondent 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. Erhlich 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. Erhlich seconded a motion to give the Respondent 30 days or January 12, 2024, to bring the violations on the property into compliance or a penalty of \$25 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote.

21. CEB 23-13828 Z
Ref. N/A
Certified Mail

300 S EOLA DR
DOWNTOWN EOLA LLC

CRESPO
DISTRICT 4
Referral

Respondent was notified by Certified Mail and the Respondent in chambers. Supervisor Crespo representing the Division of Code Enforcement, having been sworn and whose qualifications are on file, 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 Perry. The motion was carried by a unanimous voice vote. Mr. Dinkins moved, and Mr. Jansen seconded a motion to give the Respondent 120 days or April 12, 2024, to bring the violations on the property into compliance or a penalty of \$100 per day will be imposed for each and every day of non-compliance. In the case of non-compliance we authorize the City Attorney to begin lien and foreclosure proceedings. The motion was carried by a unanimous voice vote. The board motioned to record the order immediately.



Code Enforcement Board

CASES TABLED FROM PREVIOUS MEETINGS

None

REQUESTS TO TABLE

- | | | |
|--|--|--|
| 1. CEB 23-15396 Z
Ref. N/A
Certified Mail | 116 N MAGNOLIA AVE
CATHEDRAL CHURCH OF ST LUKE | COURTLEY
DISTRICT 5
Staff |
|--|--|--|

Table for 30 days

Respondent was notified by Certified Mail and the Respondent was not in chambers. Mr. Erlich moved, and Mr. Dinkins seconded a motion to table this case for 30 days or until January 12, 2024. The motion was carried by a unanimous voice vote.

REQUEST FOR REDUCTION OF PENALTY

- | | | |
|--|--|--|
| 1. CEB 16-60622 ONSS
Ref. 432066
Certified Mail | 4526 CURRY FORD RD
FU HWA III L.C. | COURTLEY
DISTRICT 1
Citizen |
|--|--|--|

Penalty Amount: \$259,100

Respondents, James King and Sirus Pirzadette, were present in Chambers. Ms. Climer moved, and Mr. Dinkins seconded a motion to deny the penalty amount for case CEB 432066. The motion was carried by a unanimous voice vote.

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|---|-------------------------------------|---|
| 2. CEB 18-62377 H
Ref. 468834
Certified Mail | 540 VERN DR
CASEY M CLICK | WHARTON
DISTRICT 5
Citizen |
|---|-------------------------------------|---|

Penalty Amount: \$201,300

THIS CASE WAS TABLED FOR 30 DAYS

- | | | |
|---|--|---------------------------------------|
| 3. CEB 19-63850 H
Ref. 490141
Certified Mail & Hand Delivery | 742 E MICHIGAN ST BLD 746
LA COSTA BRAVA LAKESIDE
CONDOMINIUM ASSOCIATION | LEWIS
DISTRICT 4
Citizen |
|---|--|---------------------------------------|

Penalty Amount: \$33,162.24

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 490141 from \$33,162.24 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.



Code Enforcement Board

CEB 19-63852 H

Ref. 492767

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 758

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$33,022.65

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492767 from \$33,022.65 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-63854 H

Ref. 492772

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 730

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$33,206.82

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492772 from \$33,206.82 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64262 H

Ref. 493074

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 780

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,372.68

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 493074 from \$40,372.68 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64263 H

Ref. 493073

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 772

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$33,022.69

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 493073 from \$33,022.69 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64270 H

Ref. 493039

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 784

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,372.67

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 493039 from \$40,372.67 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.



Code Enforcement Board

CEB 19-64271 H

Ref. 493036

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 788

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,372.69

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 493036 from \$40,372.69 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64272 H

Ref. 493004

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 792

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,363.22

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 493004 from \$40,363.22 to \$15,714.29 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64280 H

Ref. 492990

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 776

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,362.23

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492990 from \$40,362.23 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64281 H

Ref. 492986

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 738

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$33,022.64

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492986 from \$33,022.64 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64282 H

Ref. 492776

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 768

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$30,012.19

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492776 from \$30,012.19 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.



Code Enforcement Board

CEB 19-64283 H

Ref. 492775

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 722

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$32,827.97

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492775 from \$32,827.97 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64284 H

Ref. 492774

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 772

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$40,362.24

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492774 from \$40,362.24 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

CEB 19-64285 H

Ref. 492770

Certified Mail & Hand Delivery

742 E MICHIGAN ST BLD 750

LA COSTA BRAVA LAKESIDE

CONDOMINIUM ASSOCIATION

LEWIS

DISTRICT 4

Citizen

Penalty Amount: \$33,012.23

Respondent, Rebecca Blackman, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to reduce the penalty amount for case CEB 492770 from \$33,012.23 to \$15,714.28 if paid with 365 days or December 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

TOTAL PENALTY AMOUNT: \$503,495.16

TOTAL REDUCED PENALTY AMOUNT: \$220,000

4. CEB 23-10398 SGN

Ref. N/A

Certified Mail

6362 INTERNATIONAL DR

MAALI RESTAURANT INC

RUSSELL

DISTRICT 6

Staff

Penalty Amount: \$3,000

CEB 23-11982 Z

Ref. N/A

Certified Mail

6362 INTERNATIONAL DR

MAALI RESTAURANT INC

RUSSELL

DISTRICT 6

Staff

Penalty Amount: \$4,050

TOTAL PENALTY AMOUNT: \$7,050

Respondent, Emily McLaughlin, was present in Chambers. Mr. Dinkins moved, and Ms. Climer seconded a motion to rescind the penalty amounts for cases CEB 23-10398 SGN and CEN 23-11982Z. The motion was carried by a unanimous voice vote.



Code Enforcement Board

9. CEB 22-13021 H

Ref. N/A
Certified Mail

2735 BENT WILLOW CIR

BW ADDINGTON LLC

MOORE

DISTRICT 5
Citizen

Penalty Amount: \$900

Respondent was not present in Chambers. Mr. Dinkins moved, and Mr. Jansen seconded a motion to deny the penalty amount for case 22-13021H. The motion was carried by a unanimous voice vote.

10. CEB 21-14329 Z

Ref. N/A
Certified Mail

517 BROADWAY AVE

NUTTER MICHAEL J

RUSSELL

DISTRICT 4
Staff

Penalty Amount: \$26,750

Respondent, Michael Nutter, was present in Chambers. Mr. Jansen moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 21-14329 Z from \$26,750 to \$13,375 if paid with 180 days or June 13, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

11. CEB 21-14394 Z

Ref. N/A
Posted Property

5072 MILLENNIA GREEN DR

TIENEJOEL CLEANING SERVICES LL

COLLINS

DISTRICT 6
Citizen

Penalty Amount: \$26,000

Respondent was not present in Chambers. Ms. Climer moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 21-14394 Z from \$26,000 to \$6,000 if paid with 90 days or March 11, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a 5-1 voice vote.

12. CEB 22-16467 Z

Ref. N/A
Certified Mail & Posted Property

5824 PRECISION DR

HAEUSZER LAUNDRY INC

RUSSELL

DISTRICT 6
Citizen

Penalty Amount: \$57,500

Respondent, Serge Houharessian, was present in Chambers. Ms. Climer moved, and Mr. Blackwood seconded a motion to reduce the penalty amount for case CEB 22-16467 H from \$57,500 to \$28,750 if paid with 90 days or March 11, 2024. If not, the penalty amount reverts back to its original amount. The motion was carried by a unanimous voice vote.

REQUEST FOR EXTENSION

1. CEB 22-12222 Z

Ref. N/A
Posted Property

2750 RAYBURN ST

414 INVESTMENTS LLC

LEWIS

DISTRICT 1
Referral

Compliance Date: December 3, 2023

Respondent, Dan Drummond, was in Chambers. Mr. Dinkins moved, and Mr. Blackwood seconded a motion to grant the request for extension for case CEB 22-12222Z for 545 days or until June 13, 2025 from the original compliance date. The motion was carried by a unanimous voice vote.



Code Enforcement Board

CEB 23-12353 H
Ref. N/A
Certified Mail

4565 SUMMERGROVE AVE (5520 BELLEWOOD ST)
SOUTHERN VILLAS HOMEOWNERS ASSOCIATION, INC

LEWIS
DISTRICT 2
Staff

Compliance Date: January 8, 2024

Respondent, David Milton, was in Chambers. Mr. Blackwood moved, and Mr. Dinkins seconded a motion to grant the request for extension for case CEB 23-12353 H for 180 days or until July 8, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

CEB 23-12358 H
Ref. N/A
Certified Mail

4565 SUMMERGROVE AVE (5528 BELLEWOOD ST)
SOUTHERN VILLAS HOMEOWNERS ASSOCIATION, INC

LEWIS
DISTRICT 2
Staff

Compliance Date: January 8, 2024

Respondent, David Milton, was in Chambers. Mr. Blackwood moved, and Mr. Dinkins seconded a motion to grant the request for extension for case CEB 23-12358 H for 180 days or until July 8, 2024 from the original compliance date. The motion was carried by a unanimous voice vote.

APPEALS

NONE

REQUEST FOR REHEARING

NONE

OLD OR UNFINISHED BUSINESS

NONE

COMPLIANCE HEARING

NONE

NEW BUSINESS:

NEXT MEETING DATE: January 10, 2024 @ 9:00 a.m.

ADJOURNMENT: 4:10p.m.