



**AGENDA
CODE ENFORCEMENT BOARD**

April 13, 2023
1:00 p.m.

CODE ENFORCEMENT BOARD				
Nathan Shaw Chairman Ward 6	Patty G Chafatelli Vice Chairwoman By Mayor Henderson	Donald Overholser Ward 4	Roger Bosworth Ward 1	Cynthia C Conners Ward 5
Herman Dorsey Ward 2	Vacant Ward 3	Alternate Shaunte Fulcher By Mayor Henderson	Alternate Randy Krise By Mayor Anderson	

CITY COUNCIL CHAMBERS, 2200 SECOND STREET, FORT MYERS, FLORIDA

Chairman’s Opening Statement		
Public Input on Non-Public Hearing Items		
Pledge of Allegiance to the Flag of the United States of America		
Roll Call		
Interpreter Beatrice Vietri from Tico Translating Interpreting Interpreted the Oath in Spanish		
Clerk administers Oath to all parties addressing the board		
Clerk announces all cases to be heard		
AGENDA ITEMS 1-53 LISTED AS NEW BUSINESS		
1.	Request a motion to approve minutes from March 9, 2023.	
2.	Case Number: COD-021621-2023 Cited Address: 3120 Grand Ave. Shed only Property Owner: Rahman Md Bakhtier & Huda Shaaon Farhana Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 02-01-23 Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 4	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-27-23</u>



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3.	<p>Case Number: COD-020852-2022 Cited Address: 3213 Katherine St. Property Owner: Griffin Stella + Jackson Linda Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 12-27-22 Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 2</p>	
4.	<p>Repeat Offender Case (Ref COD2020-00377) Case Number: COD-021779-2023 Cited Address: 3835 Arlington St. Property Owner: Dean W Alecs Code Officer: Gary Robinson Date Case Initiated: 02-08-23 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations Notice of Violation Served On: 02-13-23 Ward: 4</p>	
5.	<p>Case Number: COD-018027-2022 Cited Address: 2336 Cleveland Ave. Property Owner: Del Sol General Service Inc. Code Officer: Gary Robinson Date Case Initiated: 07-26-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 08-19-22 Ward: 4</p>	
6.	<p>Case Number: COD-019093-2022 Cited Address: 1920 Oakley Ave. Property Owner: M3W Group LLC. Code Officer: Gary Robinson Date Case Initiated: 09-13-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 11-17-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-17-23</u></p>



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7.	<p>Case Number: COD-018213-2022 Cited Address: 1421 Passaic Ave. Property Owner: Williams Patricia A Code Officer: Gary Robinson Date Case Initiated: 08-03-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-246 – Storage Notice of Violation Served On: 08-17-22 Ward: 4</p>	
8.	<p>Case Number: COD-018607-2022 Cited Address: 3704 Broadway 120 Property Owner: Silvester Trusts LLC. Tr. for M7 Land Trust Code Officer: Cynthia Warren Date Case Initiated: 08-19-22 Violation: IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior Doors, IPMC 504.1 General - Plumbing Notice of Violation Served On: 11-04-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-28-23</u></p>
9.	<p>Case Number: COD-017556-2022 Cited Address: 2811 Central Ave. Property Owner: The Meridian At 2825 LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-07-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.10 Stairways, Decks, Porches, and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 08-17-22 Ward: 3</p>	
10.	<p>Case Number: COD-017524-2022 Cited Address: 2825 Central Ave. Property Owner: The Meridian At 2825 LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-06-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.10 Stairways, Decks, Porches,</p>	



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	and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 08-17-22 Ward: 3	
11.	Case Number: COD-016215-2022 Cited Address: 2828 Central Ave. Property Owner: Gimenez David Alexander & Trigueiro Ana Maria Code Officer: Cynthia Warren Date Case Initiated: 05-10-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 08-08-22 Ward: 3	
12.	Case Number: COD-017558-2022 Cited Address: 2835 Central Ave. Property Owner: The Meridian At 2825 LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-07-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.10 Stairways, Decks, Porches, and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 08-16-22 Ward: 3	
13.	Case Number: COD-018718-2022 Cited Address: 2836 Central Ave. Property Owner: Martin David A & Deina Code Officer: Cynthia Warren Date Case Initiated: 08-23-22 Violation: FMC 54-119 - Clearance of Lands Required Notice of Violation Served On: 09-23-22 Ward: 3	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u>
14.	Case Number: COD-017559-2022 Cited Address: 2845 Central Ave. Property Owner: The Meridian At 2825 LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-07-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.10 Stairways, Decks, Porches,	



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	and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 08-17-22 Ward: 3	
15.	Case Number: COD-016910-2022 Cited Address: 2120 Collier Ave. A Property Owner: VRAI Tabernacle De Jesus Chris Code Officer: Cynthia Warren Date Case Initiated: 06-10-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 08-08-22 Ward: 4	
16.	Case Number: COD-017377-2022 Cited Address: 3065 Cranford Ave. Property Owner: 39 Acre Corp. Code Officer: Cynthia Warren Date Case Initiated: 06-28-22 Violation: FMC 82-201 (a)(b) Engaging in business without local business tax receipt or under a local business tax receipt issued upon false statements; penalties. Notice of Violation Served On: 11-12-22 Ward: 3	<u>WITHDRAWN OWNERSHIP CHANGE</u>
17.	Case Number: COD-018331-2022 Cited Address: 2229 Franklin St. Property Owner: Unknown Heirs of Chandler Eldis E Code Officer: Cynthia Warren Date Case Initiated: 08-08-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-246 – Storage, FMC 86-69 – Parking in Residential Areas Notice of Violation Served On: 10-14-22 Ward: 3	<u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u>
18.	Case Number: COD-018656-2022 Cited Address: 2815 Jackson St. Property Owner: Thomas Robert James Sr Code Officer: Cynthia Warren Date Case Initiated: 08-19-22 Violation: FMC 54-119 - Clearance of Lands Required, IPMC 302.3 – Sidewalks and	



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	Driveways, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.15 Doors, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.8 – Decorative Features Notice of Violation Served On: 09-26-22 Ward: 3	
19.	Case Number: COD-019444-2022 Cited Address: 2640 Larmie St. Property Owner: Regis Construction L L C Code Officer: Cynthia Warren Date Case Initiated: 10-07-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 11-12-22 Ward: 3	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u>
20.	Case Number: COD-018786-2022 Cited Address: 2317 South St. Property Owner: Colucci Nicholas N Code Officer: Cynthia Warren Date Case Initiated: 08-26-22 Violation: FMC 102.81 – Construction Permit Required, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 10-14-22 Ward: 3	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u>
21.	Case Number: COD-017754-2022 Cited Address: 2260 Stella St. Property Owner: Noellan Holdings LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-19-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54- 246 – Storage, FMC 86-69 – Parking in Residential Areas, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 08-10-22 Ward: 3	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u>



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22.	<p>Case Number: COD-018663-2022 Cited Address: 4626 Deleon St D217 Property Owner: Park Place Apartments Owner LL Code Officer: Brian Wicka Date Case Initiated: 08-22-22 Violation: IPMC 305.3 Interior Surfaces, IPMC 403.1 – Habitable Spaces, 403.2 – Bathrooms and Toilet Rooms (Ventilation) Notice of Violation Served On: 08-26-22 Ward: 5</p>	
23.	<p>Case Number: COD-018825-2022 Cited Address: 3484 Palm Ave. Property Owner: Jessie's Properties LLC + Harger Properties LLC Code Officer: Brian Wicka Date Case Initiated: 08-29-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations Notice of Violation Served On: 10-13-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u></p>
24.	<p>Case Number: COD-014945-2022 Cited Address: 2442 Rockfill Rd. Property Owner: 2442 Rockfill Rd LLC. Code Officer: Brian Wicka Date Case Initiated: 03-10-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 08-16-22 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u></p>
25.	<p>Case Number: COD-019071-2022 Cited Address: 2835 Winkler Ave., 213 Property Owner: Olivera Jose A Code Officer: Brian Wicka Date Case Initiated: 09-20-22 Violation: IPMC 304.15 Doors, IPMC 304.5 Foundation Walls., IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior Doors, IPMC 404.7 - Food Preparation, IPMC 505.3 – Supply IPMC 505.4 Water heating facilities, IPMC 603.1 - Mechanical Appliances, IPMC 604.1 Facilities Required (Electrical Utilities), IPMC 701.2 - Fire Safety Responsibility, 702.1 - Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings, IPMC 704.1 – General; Fire</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-27-23</u></p>



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	<p>Protection, 704.2-704.2.2 – Smoke Alarms, 704.2.3-704.2.4 – Smoke Alarm Power Source, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 09-23-22 Ward: 3</p>	
26.	<p>Case Number: COD-018910-2022 Cited Address: 2145 Barker Blvd. Property Owner: Sibert Louis W Code Officer: Adam Dees Date Case Initiated: 09-06-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 09-24-22 Ward: 2</p>	
27.	<p>Case Number: COD-018097-2022 Cited Address: 3059 Douglas Ave. Property Owner: Brady Derrick Code Officer: Adam Dees Date Case Initiated: 07-29-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 09-19-22 Ward: 3</p>	
28.	<p>Case Number: COD-019131-2022 Cited Address: 3340 Lincoln Blvd. Property Owner: Esteban Domingo Lopez & Lopez Paulina Lopez Code Officer: Adam Dees Date Case Initiated: 09-13-22 Violation: FMC 54-117 – Accumulations Notice of Violation Served On: 11-21-22 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE 03-27-23</u></p>
29.	<p>Case Number: COD-019159-2022 Cited Address: 3514 South St. Property Owner: Elsafy E + Elsafy Adam Code Officer: Adam Dees Date Case Initiated: 09-15-22 Violation: FMC 102.81 – Construction Permit Required Notice of Violation Served On: 11-26-22 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE 03-14-23</u></p>



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30.	<p>Case Number: COD-019885-2022 Cited Address: 2806 Thomas St. Property Owner: Sibert Louis W Code Officer: Adam Dees Date Case Initiated: 11-16-22 Violation: IPMC 304.15 Doors, IPMC 504.1 General – Plumbing, IPMC 603.1 - Mechanical Appliances, IPMC 605.2 - Electrical Equipment. Receptacles Notice of Violation Served On: 11-21-21 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u></p>
31.	<p>Case Number: COD-016840-2022 Cited Address: 3350 Highland Ave. Property Owner: Gearhart Stephen A & Gearhart Carol J Code Officer: Sean Diaz Date Case Initiated: 06-09-22 Violation: FMC 54-156 Definitions (Major/Minor) 54-157 Enumeration), 90-3 (b), FMC 90-3 (b) Violations/Penalties Notice of Violation Served On: 08-19-22 Ward: 1</p>	<p><u>DISMISSED</u></p>
32.	<p>Case Number: COD-016643-2022 Cited Address: 3040 Oasis Grand Blvd. Property Owner: 3040 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 05-31-22 Violation: FMC 102.81 – Construction Permit Required, IPMC 303.1 – Swimming Pools, Hot Tubs and Spas, IPMC 605.1 - Electrical Equipment. Installation, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 06-09-22 Ward: 1</p>	
33.	<p>Case Number: COD-019819-2022 Cited Address: 3040 Oasis Grand Blvd. Property Owner: 3040 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 11-07-22 Violation: FMC 102.81 – Construction Permit Required, FMC 126-5 Sign Maintenance, IPMC 303.1 – Swimming Pools, Hot Tubs and Spas, IPMC 304.12 – Handrails and guards, IPMC</p>	



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	<p>304.10 Stairways, Decks, Porches, and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces</p> <p>Notice of Violation Served On: 11-16-22</p> <p>Ward: 1</p>	
34.	<p>Case Number: COD-019800-2022</p> <p>Cited Address: 2619 Orange St.</p> <p>Property Owner: Marion Sabrina D</p> <p>Code Officer: Sean Diaz</p> <p>Date Case Initiated: 11-04-22</p> <p>Violation: IPMC 701.2 - Fire Safety Responsibility, 702.1 - Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings</p> <p>Notice of Violation Served On: 11-10-22</p> <p>Ward: 1</p>	
35.	<p>Case Number: COD-018871-2022</p> <p>Cited Address: 2550 Third St.</p> <p>Property Owner: Sunshine Homes LLC.</p> <p>Code Officer: Sean Diaz</p> <p>Date Case Initiated: 08-30-22</p> <p>Violation: FMC 54-117 – Accumulations, IPMC 502.1 Plumbing Facilities, IPMC 304.15 Doors, IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior Doors, IPMC 603.1 - Mechanical Appliances, IPMC 605.2 - Electrical Equipment. Receptacles, IPMC 605.3 - Electrical Equipment. Luminaries., IPMC 701.2 - Fire Safety Responsibility, 702.1 - Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings, IPMC 704.1 – General; Fire Protection, 704.2-704.2.2 – Smoke Alarms, 704.2.3-704.2.4 – Smoke Alarm Power Source</p> <p>Notice of Violation Served On: 09-13-22</p> <p>Ward: 4</p>	<p><u>WITHDRAWN AND RESCHEDULED</u></p>
36.	<p>Case Number: COD-018028-2022</p> <p>Cited Address: 2554 Third St.</p> <p>Property Owner: Sunshine Homes LLC.</p> <p>Code Officer: Sean Diaz</p> <p>Date Case Initiated: 07-29-22</p> <p>Violation: FMC 102.81 – Construction Permit Required, FMC 54-246 – Storage, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.15 Doors, IPMC 304.7 - Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior</p>	<p><u>WITHDRAWN AND RESCHEDULED</u></p>



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	<p>Doors, IPMC 501.2 Plumbing Facilities and Fixture Requirements. Responsibility, IPMC 504.1 General – Plumbing, IPMC 603.1 - Mechanical Appliances, IPMC 605.2 - Electrical Equipment. Receptacles, IPMC 605.3 - Electrical Equipment. Luminaries., IPMC 605.4 - Electrical Equipment. Wiring., IPMC 701.2 - Fire Safety Responsibility, 702.1 - Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings, IPMC 704.1 – General; Fire Protection, 704.2-704.2.2 – Smoke Alarms, 704.2.3-704.2.4 – Smoke Alarm Power Source Notice of Violation Served On: 09-03-22 Ward: 4</p>	
<p>37.</p>	<p>Case Number: COD-013304-2021 Cited Address: 2571 Third St. Property Owner: Sea Chest Hospitality LLC. Code Officer: Sean Diaz Date Case Initiated: 12-23-21 Violation: FMC 102.81 – Construction Permit Required, FMC 118.3.8 - Fences and Walls. Notice of Violation Served On: 02-11-22 Ward: 4</p>	<p><u>WITHDRAWN</u></p>
<p>38.</p>	<p>Case Number: COD-018867-2022 Cited Address: 2576 Third St. Property Owner: Sunshine Homes LLC. Code Officer: Sean Diaz Date Case Initiated: 08-30-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, FMC 82-201 (a)(b) Engaging in business without local business tax receipt or under a local business tax receipt issued upon false statements; penalties., IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.15 Doors, IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior Doors, IPMC 309.1 – Infestation, IPMC 403.5 Ventilation - Clothes Dryer Exhaust, IPMC 504.1 General – Plumbing, IPMC 603.1 - Mechanical Appliances, IPMC 605.1 - Electrical Equipment. Installation, IPMC 605.2 - Electrical Equipment. Receptacles, IPMC 605.3 - Electrical Equipment. Luminaries., IPMC 605.4 - Electrical Equipment. Wiring., IPMC 607.1 Duct Systems, IPMC 701.2 - Fire Safety Responsibility, 702.1 -</p>	<p><u>WITHDRAWN AND RESCHEDULED</u></p>



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	<p>Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings, IPMC 704.1 - General; Fire Protection, 704.2-704.2.2 - Smoke Alarms, 704.2.3-704.2.4 - Smoke Alarm Power Source, IPMC 304.10 Stairways, Decks, Porches, and Balconies, IPMC Interior 305.4 Stairs and Walking Surfaces</p> <p>Notice of Violation Served On: 09-03-22 Ward: 4</p>	
39.	<p>Case Number: COD-019623-2022 Cited Address: 2576 Third St. Property Owner: Sunshine Homes LLC. Code Officer: Sean Diaz Date Case Initiated: 10-28-22 Violation: FMC 54-117 - Accumulations, IPMC 304.7 - Roofs and Drainage, IPMC 505.3 - Supply IPMC 505.4 Water heating facilities Notice of Violation Served On: 11-15-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-14-23</u></p>
40.	<p>Case Number: COD-016228-2022 Cited Address: 2578 Third St. Property Owner: Sunshine Homes LLC Code Officer: Sean Diaz Date Case Initiated: 05-12-22 Violation: FMC 102.81 - Construction Permit Required, FMC 118.3.5.F.4.d Temporary uses and structures; Trailers, semi-trailers, boat trailers and RVs., FMC 118.3.7 B 1 Outside Storage, FMC 54-117 - Accumulations, FMC 54-246 - Storage, FMC 82-201 (a)(b) Engaging in business without local business tax receipt or under a local business tax receipt issued upon false statements; penalties., IPMC 304.2/304.6 - Protective Treatment/Exterior Walls, IPMC 305.3 Interior Surfaces, IPMC 309.1 - Infestation, IPMC 605.1 - Electrical Equipment. Installation, IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 08-30-22 Ward: 4</p>	<p><u>WITHDRAWN AND RESCHEDULED</u></p>



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<p>41.</p>	<p>Case Number: COD-015671-2022 Cited Address: 4252 Woodside Ave. Property Owner: Pina Carlos A Code Officer: Mark Rodriguez Date Case Initiated: 04-18-22 Violation: IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 701.2 - Fire Safety Responsibility, 702.1 - Means of Egress, 702.3 - Locked Doors, 702.4 - Emergency Escape Openings Notice of Violation Served On: 07-11-22 Ward: 1</p>	
<p>42.</p>	<p>Case Number: COD-016252-2022 Cited Address: 3921 Desoto Ave. Property Owner: Infinity Financing Group Inc. Code Officer: Jean Paul Ibanez Date Case Initiated: 05-13-22 Violation: FMC 118.3.8 - Fences and Walls., IPMC304.2/304.6–Protective Treatment/Exterior Walls Notice of Violation Served On: 06-27-22 Ward: 1</p>	
<p>43.</p>	<p>Case Number: COD-019264-2022 Cited Address: 227 Maria St. Property Owner: Clear Globe Investments LLC. Code Officer: Jean Paul Ibanez Date Case Initiated: 09-19-22 Violation: IPMC 304.3 – Premises Identification, IPMC 305.3 Interior Surfaces, IPMC 501.2 Plumbing Facilities and Fixture Requirements. Responsibility Notice of Violation Served On: 09-27-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u></p>
<p>44.</p>	<p>Case Number: COD-016082-2022 Cited Address: 1132 Marsh Ave. Property Owner: Naxee Global Invest LLC. Code Officer: Jean Paul Ibanez Date Case Initiated: 05-04-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 86-69 – Parking in Residential Areas, IPMC 302.3 –</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u></p>



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1:00 p.m.

	<p>Sidewalks and Driveways, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 10-25-22 Ward: 1</p>	
45.	<p>Case Number: COD-015496-2022 Cited Address: 1843 S Palmdale Ct. Property Owner: YUHI Landholdings LLC Code Officer: Jean Paul Ibanez Date Case Initiated: 04-05-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-246 – Storage, FMC 86-69 – Parking in Residential Areas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 10-25-22 Ward: 1</p>	
46.	<p>Case Number: COD-015497-2022 Cited Address: 1849 S Palmdale Ct. Property Owner: Three Monkeys Investments LLC. Code Officer: Jean Paul Ibanez Date Case Initiated: 04-05-22 Violation: IPMC 304.2/304.6–Protective Treatment/Exterior Walls Notice of Violation Served On: 09-23-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>03-16-23</u></p>
47.	<p>Case Number: COD-016804-2022 Cited Address: 715 Pine St. Property Owner: Williams Anne E Tr. for Anne E Williams Trust Code Officer: Jean Paul Ibanez Date Case Initiated: 06-07-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 86-69 – Parking in Residential Areas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 09-17-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>04-06-23</u></p>
48.	<p>Case Number: COD-015222-2022 Cited Address: 1033 Polk St. Property Owner: Okeefe Melissa K Code Officer: Jean Paul Ibanez Date Case Initiated: 03-22-22 Violation: FMC 102.81 – Construction Permit Required, FMC 54-119 - Clearance of Lands</p>	



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	Required, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 06-29-22 Ward: 1	
49.	Case Number: COD-015595-2022 Cited Address: 1030 Rose Ave. Property Owner: WSP Holdings of SW Inc. Code Officer: Jean Paul Ibanez Date Case Initiated: 04-14-22 Violation: FMC 102.81 – Construction Permit Required, FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-246 – Storage, FMC 86-69 – Parking in Residential Areas, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 08-26-22 Ward: 1	
50.	Case Number: COD-018108-2022 Cited Address: 827 Van Buren St. Property Owner: Deleon Alba Code Officer: Jean Paul Ibanez Date Case Initiated: 08-01-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-246 – Storage, FMC 86-61 – Parking Commercial Vehicle in Residential District, FMC 86-69– Parking in Residential Areas Notice of Violation Served On: 09-08-22 Ward: 1	<u>DISMISSED DUE TO COMPLIANCE</u> <u>03-30-23</u>
51.	Case Number: COD-017784-2022 Cited Address: 3935 Washington Ave. Property Owner: Ceballos Alfredo Silva Code Officer: Jean Paul Ibanez Date Case Initiated: 07-18-22 Violation: FMC 54-117 – Accumulations, FMC 86-69 – Parking in Residential Areas Notice of Violation Served On: 08-25-22 Ward: 1	
52.	Case Number: COD-015468-2022 Cited Address: 4044 Washington Ave. Property Owner: Tavarez Maria T Code Officer: Jean Paul Ibanez Date Case Initiated: 04-04-22 Violation: FMC 102.81 – Construction Permit Required, FMC 118.3.7 B 1 Outside Storage, IPMC 304.2/304.6 – Protective	



AGENDA
CODE ENFORCEMENT BOARD

April 13, 2023
 1:00 p.m.

	Treatment/Exterior Walls, IPMC 304.7 - Roofs and Drainage, IPMC 304.10 Stairways, Decks, Porches, and Balconies Notice of Violation Served On: 08-17-22 Ward: 1	
53.	ORDER OF LIEN Number: 2023-0413	
	AGENDA ITEMS 54-55 LISTED AS OLD BUSINESS	
54.	<p>Mitigation Case Number: COD-009261-2021 Cited Address: 3546 Avocado Ave. Property Owner: Ohara Justin & Michael Current Lien Amount: \$53,550.00 Lien Cap Amount: \$no cap Hard Costs: \$5,000.00 Lien Imposed: 03-10-22 Lien Recorded: 05-31-22 Case Complied: 03-01-23 CEB Order: Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by May 12, 2022, or a fine of \$150.00 per day be imposed retroactive to March 10, 2022, and capped at \$5,000.00. Owner Purchased on: 07-22-22 by Warranty Deed for \$485,000.00</p>	



AGENDA
CODE ENFORCEMENT BOARD

April 13, 2023
 1:00 p.m.

55.	<p>Mitigation – Repeat Offender Case Case Number: COD-016556-2022 Cited Address: 2532 Columbus St. Property Owner: Gilchrist Helen Lorraine Current Lien Amount: \$9,000.00 Lien Cap Amount: \$no cap Hard Costs: \$502.10 Lien Imposed: 01-12-23 Lien Recorded: 01-23-23 Case Complied: 02-16-23 CEB Order: Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Dorsey, seconded by Mr. Shaw, and passed by majority to find the defendant guilty as a Repeat Offender. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and passed by majority that all violations must be abated by January 12, 2023, or a fine of \$250.00 per day be imposed starting on January 12, 2023, and no cap. Ms. Connors recused herself from this case. Owner Purchased on: 02-02-20 by Special Warranty Deed for \$100.00</p>	
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Adjourn

If a person decides to appeal any decision made by the Code Enforcement Board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Special Requirements: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the City Clerk’s Office at (239) 321-7035 or for the hearing impaired, TDD telephone number (239) 332-2541.