



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

August 11, 2022
1:00 p.m.

CODE ENFORCEMENT BOARD				
Nathan Shaw Chairman Ward 6 Excused	Patty G Chafatelli Vice Chairwoman By Mayor Henderson Present	Donald Overholser Ward 4 Present	Roger Bosworth Ward 1 Present	Cynthia C Conners Ward 5 Excused
Herman Dorsey Ward 2 Present	Oliver E Martin Ward 3 Present	Alternate Pieter Cornet Absent	Alternate Shaunte Fulcher By Mayor Henderson Excused	

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

Chairman’s Opening Statement		Read
Public Input on Non-Public Hearing Items		None
Pledge of Allegiance to the Flag of the United States of America		Led by Mr. Overholser
Roll Call		All present except Chairman Shaw, Ms. Conners, Mr. Cornet and Ms. Fulcher
Interpreter Beatrice Vietri from Tico Translating Interpreting Interpreted the Oath in Spanish		No one requested interpreting
Clerk administers Oath to all parties addressing the board		Administered in English and Spanish
Clerk announces all cases to be heard		
AGENDA ITEMS 1-44 LISTED AS NEW BUSINESS		
1.	Request a motion to approve minutes from July 14, 2022.	It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to approve minutes.



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2.	<p>Case Number: COD-013477-2022 Cited Address: 2646 Central Ave. City Building Official: Brent Brewster Date Case Initiated: 01-04-22 Property Owner: Graves Evan L Violation: FMC 102.81 Construction Permit Required - Expired Permit TRD-002358-2021 for Re-Roof: 1&2 Family. Notice of Violation Served On: 05-12-22 Ward: 3</p>	<p>Case presented by Building Official Brent Brewster. 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. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 8, 2022, or a fine of \$150.00 per day be imposed starting on September 8, 2022, and capped at \$2,500.00.</p>
3.	<p>Case Number: COD-013352-2021 Cited Address: 3805 Palm Beach Blvd. 3827 City Building Official: Brent Brewster Date Case Initiated: 12-27-21 Property Owner: Sunshine Park Investments LLC. Violation: FMC 102.81 Construction Permit Required - Expired Permit TRD2019-01575 for Re-Roof: Commercial. Notice of Violation Served On: 04-25-22 Ward: 1</p>	<p>Case presented by Building Official Brent Brewster. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by September 8, 2022, or a fine of \$150.00 per day be imposed starting on September 8, 2022, and capped at \$2,500.00.</p>
4.	<p>Case Number: COD-014125-2022 Cited Address: 4169 Palm Beach Blvd. City Building Official: Brent Brewster Date Case Initiated: 02-02-22 Property Owner: Investments S & O LLC Violation: FMC 102.81 Construction Permit Required - Expired Permit BLDC-003954-2021 for Demolition - Interior Demo Notice of Violation Served On: 04-18-22 Ward: 1</p>	<p>Case presented by Building Official Brent Brewster. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Dorsey, and unanimously carried that all violations</p>



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		must be abated by September 8, 2022, or a fine of \$150.00 per day be imposed starting on September 8, 2022, and capped at \$2,500.00.
5.	<p>Case Number: COD-014396-2022 Cited Address: 2305 Altamont Ave. Code Officer: Gary Robinson Date Case Initiated: 02-14-22 Property Owner: Houfek Cynthia J Violations: FMC 102.81 Construction Permit Required, IPMC 102.5 – Workmanship, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.8 – Decorative Features Notice of Violation Served On: 04-18-22 Ward: 4</p>	<p><u>WITHDRAWN OWNERSHIP CHANGE</u></p>
6.	<p>Case Number: COD-015103-2022 Cited Address: 3086 Cleveland Ave. Code Officer: Gary Robinson Date Case Initiated: 03-17-22 Property Owner: Lu Yayi Violations: FMC 126-(6) – Removal Criteria of Business signs, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, IPMC 102.5 – Workmanship, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 05-04-22 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. Mr. Blackburn Representative presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$10,000.00.</p>



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7.	<p>Case Number: COD-015528-2022 Cited Address: 3621 Cleveland Ave. Code Officer: Gary Robinson Date Case Initiated: 04-06-22 Property Owner: Housing Authority of The City Violations: FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-444. - Public nuisance Notice of Violation Served On: 04-22-22 Ward: 4</p>	<p><u>WITHDRAWN AND RESCHEDULE</u></p>
8.	<p>Case Number: COD-013697-2022 Cited Address: 3028 Cortez Blvd. Code Officer: Gary Robinson Date Case Initiated: 01-13-22 Property Owner: Martin Jeffrey W + Barreto- Martin Gloria H/W Notice of Violation Served On: 01-18-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-21-22</u></p>
9.	<p>Case Number: COD-015295-2022 Cited Address: 1460 Grove Ave. Code Officer: Gary Robinson Date Case Initiated: 03-28-22 Property Owner: Conti Tami L Violation: FMC 118.2.1.A.1.a.c - Residential Districts. Notice of Violation Served On: 04-27-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-09-22</u></p>



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10.	<p>Case Number: COD-014134-2022 Cited Address: 1746 Hanson St. Code Officer: Gary Robinson Date Case Initiated: 02-02-22 Property Owner: Hernandez Rogelio + Garcia Leticia A Violations: FMC 118.3.5.E.7.d. Temporary uses and structures; Trailers, semi-trailers, boat trailers and RVs, FMC 86-69 – Parking in Residential Areas, IPMC 102.5 – Workmanship, IPMC 302.7 – Accessory Structures, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 03-01-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-09-22</u></p>
11.	<p>Case Number: COD-014809-2022 Cited Address: 1456 Hill Ave. Code Officer: Gary Robinson Date Case Initiated: 03-03-22 Property Owner: Fox Marianne Violations: FMC 118.3.5.F.4.b Temporary or Mobile Uses and Structures, FMC 54-246 – Storage Notice of Violation Served On: 04-27-22 Ward: 4</p>	<p><u>WITHDRAWN BY CITY</u></p>
12.	<p>Case Number: COD-015487-2022 Cited Address: 1875 Passaic Ave. Code Officer: Gary Robinson Date Case Initiated: 04-04-22 Property Owner: Gonzalez Marisol Violations: FMC 54-117 – Accumulations, FMC 54-246 – Storage Notice of Violation Served On: 05-04-22 Ward: 4</p>	<p>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. Overholser, and unanimously carried to find the defendant guilty.</p>



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13.	<p>Case Number: COD-015163-2022 Cited Address: 1919 Ricardo Ave. 11 Code Officer: Gary Robinson Date Case Initiated: 03-23-22 Property Owner: Emerald Bay Ricardo LLC. Violations: IPMC 305.3 Interior Surfaces, IPMC 501.2 Plumbing Facilities and Fixture Requirements. Responsibility, IPMC 605.2 - Electrical Equipment. Receptacles Notice of Violation Served On: 05-04-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-02-22</u></p>
14.	<p>Case Number: COD-011450-2021 Cited Address: 126 Francis Ave. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 09-30-21 Property Owner: Paul Alex Violation: FMC 102.81 Construction Permit Required - sitework/clearing. Notice of Violation Served On: 03-26-22 Ward: 1</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith and Building Official Brent Brewster. Mr. Paul, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$5,000.00.</p>
15.	<p>Case Number: COD-016952-2022 - Fire Cited Address: 3623 Highland Ave. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 06-14-22 Property Owner: Unknown Heirs of Cason Rosa Lee Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 3</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. Ms. Cason, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to continue the case to the February 9, 2023, Code Enforcement Board Hearing.</p>



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16.	<p>Case Number: COD-012803-2021 - Fire Cited Address: 2323 Jaylen Watkins St. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 12-09-21 Property Owner: Eguez Gabriel Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 2</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Overholser, and that all violations must be abated by February 9, 2023, or a fine of \$250.00 per day be imposed starting on February 9, 2023, no cap and the City's shall abate.</p>
17.	<p>Case Number: COD-011347-2021 Cited Address: 4310 McGregor Blvd. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 09-29-21 Property Owner: Surgat Enterprise LLC Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 5</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. Ms. Borton, Representative presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and that all violations must be abated by February 9, 2023, or a fine of \$250.00 per day be imposed starting on February 9, 2023, no cap and the City's shall abate.</p>
18.	<p>Case Number: COD-014031-2022 Cited Address: 1150 Bent Creek Loop Code Officer: Mark Rodriguez Date Case Initiated: 01-31-22 Property Owner: Seymore Andrella Notice of Violation Served On: 05-13-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-21-22</u></p>



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19.	<p>Case Number: COD-013696-2022 Cited Address: 0 Cotton Dr. Folio ID#: 10470765 Code Officer: Mark Rodriguez Date Case Initiated: 01-13-22 Property Owner: Golden Beach Investments LLC. Violation: FMC 54-117 – Accumulations Notice of Violation Served On: 03-30-22 Ward: 1</p>	<u>WITHDRAW BY CITY</u>
20.	<p>Case Number: COD-015358-2022 Cited Address: 0 Cotton Dr. Folio ID#: 10470766 Code Officer: Mark Rodriguez Date Case Initiated: 03-29-22 Property Owner: Golden Beach Investments LLC. Violation: FMC 54-117 – Accumulations FMC 54-119 - Clearance of Lands Required Notice of Violation Served On: 05-05-21 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Mark Rodriguez. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$10,000.00, City shall abate.</p>
21.	<p>Case Number: COD-015360-2022 Cited Address: 00 Cotton Dr. Folio ID#: 10470765 Code Officer: Mark Rodriguez Date Case Initiated: 03-29-22 Property Owner: Golden Beach Investments LLC. Violation: FMC 54-117 – Accumulations FMC 54-119 - Clearance of Lands Required Notice of Violation Served On: 05-05-21 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Mark Rodriguez. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$10,000.00, City shall abate.</p>



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22.	Case Number: COD-009954-2021 Cited Address: 4072 Madison Ave. Code Officer: Mark Rodriguez Date Case Initiated: 08-17-21 Property Owner: Perez Ignacio + Rosa Notice of Violation Served On: 02-01-22 Ward: 1	<u>DISMISSED DUE TO COMPLIANCE</u> <u>07-21-22</u>
23.	Case Number: COD-015814-2022 Cited Address: 1152 Marsh Ave. Code Officer: Mark Rodriguez Date Case Initiated: 04-22-22 Property Owner: Doherty Francis Tr for 1152 Marsh Ave Land Trust Violations: FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 304.3 – Premises Identification Notice of Violation Served On: 04-27-22 Ward: 1	Case presented by Code Enforcement Officer Mark Rodriguez. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Bosworth, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$5,000.00
24.	Case Number: COD-014565-2022 Cited Address: 3704 Nelson Tillis Blvd 104 Code Officer: Mark Rodriguez Date Case Initiated: 02-23-22 Property Owner: Housing Authority of The City Violations: FMC 54-396 – International Property Maintenance Code Adopted, IPMC 305.3 Interior Surfaces Notice of Violation Served On: 03-29-22 Ward: 1	<u>DISMISSED DUE TO COMPLIANCE</u> <u>08-10-22</u>



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25.	<p>Case Number: COD-015452-2022 Cited Address: 1179 Rose Ave. Code Officer: Mark Rodriguez Date Case Initiated: 04-04-22 Property Owner: Warner Beresford Violations: FMC 54-396 – International Property Maintenance Code Adopted, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 05-11-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Mark Rodriguez. 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. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Bosworth, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$200.00 per day be imposed starting on October 13, 2022, and capped at \$5,000.00.</p>
26.	<p>Case Number: COD-014897-2022 Cited Address: 4125 Washington Ave. Code Officer: Mark Rodriguez Date Case Initiated: 03-09-22 Property Owner: Eloi Emmanuel & St Cloud Lourdes Violations: FMC 118.3.8 - Fences and Walls., FMC 54-396 – International Property Maintenance Code Adopted, FMC 86-69 Parking in Residential Areas Notice of Violation Served On: 05-11-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Mark Rodriguez. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$200.00 per day be imposed starting on September 11, 2022, and capped at \$5,000.00.</p>



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27.	<p>Case Number: COD-013870-2022 Cited Address: 1145 Whitehead Creek Loop Code Officer: Mark Rodriguez Date Case Initiated: 01-24-22 Property Owner: Giles Betty Violations: FMC 54-396 – International Property Maintenance Code Adopted, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 04-28-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-05-22</u></p>
28.	<p>Case Number: COD-013729-2022 Cited Address: 2429 Canal St. Code Officer: Adam Dees Date Case Initiated: 01-14-22 Property Owner: Karic Properties LLC. Violations: FMC 54-396 International Property Maintenance Code Adopted, FMC 86-69 Parking in Residential Areas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 04-11-22 Ward: 3</p>	<p><u>WITHDRAWN BY CITY</u></p>
29.	<p>Case Number: COD-014047-2022 Cited Address: 2230 Central Ave. Code Officer: Adam Dees Date Case Initiated: 02-01-22 Property Owner: Central Ft Myers Portfolio LLC. Violations: FMC 54-396 International Property Maintenance Code Adopted, IPMC [P] 506.2 Sanitary Drainage System. Maintenance. Notice of Violation Served On: 04-07-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-09-22</u></p>



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30.	<p>Case Number: COD-015208-2022 Cited Address: 3421 Franklin St. Code Officer: Adam Dees Date Case Initiated: 03-22-22 Property Owner: Neighborhood Restoration Homes Violation: FMC 102.81 Construction Permit Required - paver driveway. Notice of Violation Served On: 05-06-22 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Adam Dees. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$100.00 per day be imposed starting on October 13, 2022, and capped at \$5,000.00.</p>
31.	<p>Case Number: COD-013750-2022 Cited Address: 2965 Grand Ave. Code Officer: Adam Dees Date Case Initiated: 01-20-22 Property Owner: Repetti Maria Violation: FMC 102.81 Construction Permit Required - installation of shed. Notice of Violation Served On: 03-28-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Adam Dees. Ms. Repetti, Property Owner presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$100.00 per day be imposed starting on October 13, 2022, and capped at \$5,000.00.</p>



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<p>32.</p>	<p>Case Number: COD-004845-2021 Cited Address: 3224 Jeffcott St. Code Officer: Adam Dees Date Case Initiated: 06-08-21 Property Owner: Harris Elrick Violations: FMC 102.81 Construction Permit Required, FMC 118.3.7 B 1 Outside Storage, FMC 134.3.4 Surface Material/Construction and Design Standards, FMC 54-119 - Clearance of Lands Required, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.8 – Decorative Features Notice of Violation Served On: 06-17-21 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-09-22</u></p>
<p>33.</p>	<p>Case Number: COD-014226-2022 Cited Address: 2990 Price Ave. Code Officer: Adam Dees Date Case Initiated: 02-07-22 Property Owner: Carter James T Jr Violation: FMC 102.81 Construction Permit Required - windows. Notice of Violation Served On: 03-28-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Adam Dees. Mr. Carter, Property Owner presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$100.00 per day be imposed starting on October 13, 2022, and capped at \$5,000.00.</p>



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34.	<p>Case Number: COD-014940-2022 Cited Address: 2258 Royal Palm Ave. Code Officer: Adam Dees Date Case Initiated: 03-10-22 Property Owner: E G M M Investments LLC. Violations: FMC 54-117 – Accumulations, IPMC 304.13 –Window/Skylight/Door Frames Notice of Violation Served On: 05-04-22 Ward: 3</p>	<u>WITHDRAWN BY CITY</u>
35.	<p>Case Number: COD-014062-2022 Cited Address: 819 Nuna Ave. Code Officer: Jean Paul Ibanez Date Case Initiated: 02-01-22 Property Owner: Savage Sterling + Marilyn Violations: FMC 118.3.5.E.7.d. Temporary uses and structures; trailers, semi-trailers, boat trailers and RVs, FMC 54-246 Storage Notice of Violation Served On: 04-22-22 Ward: 1</p>	<u>WITHDRAWN BY CITY 07-27-22</u>
36.	<p>Case Number: COD-014143-2022 Cited Address: Property owned by 4101 Colonial LLC. Code Officer: Cynthia Warren Date Case Initiated: 02-03-22 Property Owner: 4101 Colonial LLC. Violations: FMC 126-10. - Prohibited signs and conditions, FMC 126-11. - Signs exempt from permits., FMC 126-20. - Non-residential districts. (3)(b)(2) Feather signs., FMC 126-40. - Signs requiring a permit receiving an exemption., FMC 126-41. - Applications. Notice of Violation Served On: 04-11-22 Ward: 5</p>	<p>Vice Chairwoman Patricia Chafatelli recused herself. Donald Overholser acted as Vicechair for this case.</p> <p>Case presented by Code Enforcement Officer Cynthia Warren and Building Official Brent Brewster. Ms. Winn, Property Owner presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by November 10, 2022, or a fine of \$100.00 per day be imposed starting on November 10, 2022, 2022, and capped at \$5,000.00.</p>



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<p>37.</p>	<p>Case Number: COD-013968-2022 Cited Address: 3201 Fowler St. Code Officer: Cynthia Warren Date Case Initiated: 01-27-22 Property Owner: LCR Auto Repair Corp. Violations: 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 126-40. - Signs requiring a permit receiving an exemption., FMC 126-41. - Applications., FMC 126-45. - Removal., FMC 134.3.4 Surface Material/Construction and Design Standards, FMC 54-117 – Accumulations, FMC 54-156 Definitions (Major/Minor) 54-157 Enumeration), 90-3 (b), FMC 54-246 – Storage, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 302.3 – Sidewalks and Driveways, IPMC 302.7 – Accessory Structures, IPMC 605.1 Electrical Equipment. Installation Notice of Violation Served On: 04-11-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren and Code Enforcement Field Supervisor Tom Smith. Mr. Toivas, Property Owner presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 11, 2022, or a fine of \$250.00 per day be imposed starting on September 11, 2022, and capped at \$10,000.00.</p>
<p>38.</p>	<p>Case Number: COD-015657-2022 Cited Address: 2850 Hanson St. Code Officer: Cynthia Warren Date Case Initiated: 04-15-22 Property Owner: Richard Group LLC. Violation: FMC 102.81 Construction Permit Required - plumbing, drywall, and interior remodeling. Notice of Violation Served On: 05-05-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren. Attorney Bayata, Represented the owner and presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$250.00 per day be imposed starting on October 13, 2022, and capped at \$10,000.00.</p>



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39.	<p>Case Number: COD-015446-2022 Cited Address: 2850 Hanson St. Code Officer: Cynthia Warren Date Case Initiated: 04-01-22 Property Owner: Richard Group LLC. Violation: FMC 102.81Construction Permit Required - site work (resurfacing) without a permit. Notice of Violation Served On: 04-19-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren. Attorney Bayata, Represented the owner and presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by December 8, 2022, or a fine of \$250.00 per day be imposed starting on December 8, 2022, and capped at \$10,000.00.</p>
40.	<p>Case Number: COD-014699-2022 Cited Address: 3222 Palm Ave. Code Officer: Cynthia Warren Date Case Initiated: 02-24-22 Property Owner: Donovan Alan G Violation: FMC 102.81Construction Permit Required - site plan development for improvement of parking area on property. FMC 134.3.4 Surface Material/Construction and Design Standards Notice of Violation Served On: 04-26-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren and Code Manager Mark Campbell. Mr. William, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by December 8, 2022, or a fine of \$150.00 per day be imposed starting on December 8, 2022, and capped at \$10,000.00.</p>



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41.	<p>Case Number: COD-014334-2022 Cited Address: 4150 Cleveland Ave. Code Officer: Brain Wicka Date Case Initiated: 02-10-22 Property Owner: ABC Liquors Inc. Violations: FMC 54-119 - Clearance of Lands Required, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 301.3 Vacant Structures & Land, IPMC 304.1 - General; Exterior Structure Notice of Violation Served On: 03-17-22 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>08-05-22</u></p>
42.	<p>Case Number: COD-014087-2022 Cited Address: 5248 Red Cedar Dr. 102 Code Officer: Brian Wicka Date Case Initiated: 02-08-22 Property Owner: Bushwood Entertainemnt LLC. Violations: FMC 102.81 – Construction Permit Required, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 102.5 - Workmanship Notice of Violation Served On: 03-24-22 Ward: 5</p>	<p>Case presented by Code Enforcement Officer Brian Wicka. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$150.00 per day be imposed starting on October 13, 2022, and capped at \$10,000.00.</p>



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43.	<p>Case Number: COD-013422-2022 Cited Address: 4663 Siesta Cir. Code Officer: Brian Wicka Date Case Initiated: 01-04-22 Property Owner: Curtis Wilma R Tr. for Wilma R Curtis Trust Violations: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-246 – Storage, FMC 54-396 – International Property Maintenance Code Adopted, IPMC 304.1 - General; Exterior Structure, IPMC 308.3 - Disposal of garbage, 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: 03-03-22 Ward: 5</p>	<p>Case presented by Code Enforcement Officer Brian Wicka. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Martin, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Martin, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by October 13, 2022, or a fine of \$100.00 per day be imposed starting on October 13, 2022, and capped at \$5,000.00.</p>
44.	<p>ORDER OF LIEN Number: 2022-0811</p>	<p>It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried that order of lien 2022-0811 be approved.</p>
	<p>AGENDA ITEMS 45-52 LISTED AS OLD BUSINESS</p>	
45.	<p>Non-Compliance Hearing Case Number: COD-011497-2021 Cited Address: 99 Diana Ave. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 10-01-21 Property Owner: King Nita L + Unknown Heirs of Salters Ronald V Violation: Unsafe Structure FMC 54-156 through 54-167. CEB Order: Case presented by Code Enforcement Field Supervisor Tom Smith. No one in attendance representing property owner. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all permits must be</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. No one in attendance representing property owner. It was moved by Mr. Dorsey seconded by Mr. Overholser and unanimously carried to find the property in noncompliance and the City shall abate by any means necessary.</p>



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	<p>obtained by May 12, 2022, and that all violations must be abated by July 14, 2022, or a fine of \$150.00 per day be imposed retroactive to January 13, 2022, capped at \$5,000.00, and the City's shall abate. Ward: 1</p>	
<p>46.</p>	<p>Mitigation Case Number: COD2020-05277 Cited Address: 3763 Edgewood Ave. Property Owner: Cui Yan Current Lien Amount: \$47,750.00 Lien Cap Amount: \$50,000.00 Hard Costs: \$909.00 Lien Imposed: 03-11-21 Lien Recorded: 03-25-21 Case Complied: 09-17-21 Owner Purchased on: 04-16-12 by Special Warranty Deed for \$120,500.00 CEB Order: Case presented by Code Enforcement Officer Brian Wicka. No one in attendance representing property owner. Public input from neighbor William Margel. Interim Code Enforcement Manager Jeffrey Gonzales presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$250.00 per day be imposed starting on March 11, 2021, and capped at \$50,000.00. All Liens are recorded. COD2020-05345 - \$355.00 – pay in full COD2020-05346 - \$595.00 – pay in full COD2020-05348 - \$140.00 – pay in full</p>	<p>Ms. Cui and Michael Goodi, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried to mitigate the fine in the amount of \$48,840.00 to \$6,090.00 if paid by October 13, 2022, or the fine will revert back to the original lien amount as ordered.</p>



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<p>47.</p>	<p>Mitigation Case Number: COD2015-04424 Cited Address: 4791 Nottingham Dr. Property Owner: Okab Nadia Current Lien Amount: \$18,400.00 Lien Cap Amount: \$no cap Hard Costs: \$793.88 Lien Imposed: 03-10-16 Lien Recorded: 06-08-16 Case Complied: 09-09-16 CEB Order: Case presented by Code Enforcement Officer Gary Robinson. Representative presented the case. It was moved by Mr. Krupick, seconded by Mr. Parisho, and unanimously carried to find the defendant guilty. It was moved by Mr. Krupick, seconded by Mr. Bailey, and unanimously carried that all violations must be abated by May 12, 2016, or a fine of \$100.00 per day be imposed retroactive to March 10, 2016. Owner Purchased on: 03-13-15 by Warranty Deed for \$50,000.00</p>	<p>Code Enforcement Field Supervisor Tom Smith presented the City's recommendations. It was moved by Mr. Bosworth, seconded by Mr. Dorsey, and unanimously carried to mitigate the fine in the amount of \$18,400.00 to \$793.88, if paid by October 13, 2022, or the fine will revert back to the original lien amount as ordered.</p>
<p>48.</p>	<p>Mitigation Case Number: COD-011470-2021 Cited Address: 1915 Pauldo St. Property Owner: Harris Mildred Lorrain + Walker Gracie ET Current Lien Amount: \$11,250.00 Lien Cap Amount: \$5,000.00 Hard Costs: \$801.70 Lien Imposed: 03-10-22 Lien Recorded: 04-25-22 Case Complied: 05-23-22 CEB Order: Case presented by Code Enforcement Officer Casey White. Mr. Walker, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by April 14, 2022, or a fine of \$150.00</p>	<p>Mr. Walker, Representative presented the case. Code Enforcement Field Supervisor Tom Smith presented the City's recommendations. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to mitigate the fine in the amount of \$5,000.00 to \$0.</p>



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	<p>per day be imposed retroactive to February 10, 2022, and capped at \$5,000.00. Owner Purchased on: 10-27-13 Information not available on website.</p>	
<p>49.</p>	<p>Mitigation Case Number: COD-002546-2021 Cited Address: 1117 Rose Ave. Property Owner: Jewell Shirley R + Jewell William A Current Lien Amount: \$53,500.00 Lien Cap Amount: \$7,000.00 Hard Costs: \$951.70 Lien Imposed: 09-09-21 Lien Recorded: 12-21-21 Case Complied: 06-02-22 CEB Order: Case presented by Code Enforcement Officer Adam Dees. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Ms. Conners, seconded by Mr. Bosworth, and unanimously carried to find the defendant guilty. It was moved by Ms. Conners, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by December 9, 2021, or a fine of \$200.00 per day be imposed retroactive to September 9, 2021, and capped at \$7,000.00. Owner Purchased on: 09-29-20 by General Warranty Deed for \$10.00</p>	<p>Ms. Jewell, Property Owner presented the case. Code Enforcement Field Supervisor Tom Smith presented the City's recommendations. It was moved by Mr. Dorsey, seconded by Mr. Dorsey, and unanimously carried to mitigate the fine in the amount of \$7,000.00 to \$470.00 if paid by October 13, 2022, or the fine will revert back to the original lien amount as ordered.</p>
<p>50.</p>	<p>Mitigation Case Number: COD-010576-2021 Cited Address: 3122 Second St. Property Owner: Lemaine Nedgy Current Lien Amount: \$18,000.00 Lien Cap Amount: \$5,000.00 Hard Costs: \$876.70 Lien Imposed: 02-10-22 Lien Recorded: 04-25-22 Case Complied: 05-10-22 CEB Order: Case presented by Code Enforcement Officer Casey White. Ms. Gonzales, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was</p>	<p>It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried approve release of lien for hard costs received.</p>



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	<p>moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by April 14, 2022, or a fine of \$200.00 per day be imposed retroactive to February 10, 2022, and capped at \$5,000.00.</p> <p>Owner Purchased on: 12-18-20 by General Warranty Deed for \$107,900.00</p>	
51.	<p>Administrative Item: Request a motion to approve Conditional Release of lien COD-007954-2021 for 3604 Seminole Ave if \$10,000 is received by August 11, 2022, and the property is in compliance by December 8, 2022, if both conditions are not met the liens remain and there is no refund. If the property sells to anyone other than those parties listed on the agreement the agreement is void.</p>	<p>It was moved by Mr. Overholser, seconded by Mr. Dorsey, and unanimously carried approve Conditional Release of Lien.</p>
52.	<p>Administrative Item: Request a motion to be able to release lien complied liens for hard cost that were brought in front of the Special Magistrate or if they would like to reduction less than hard cost be able to bring in front of the Code Board until a new Special Magistrate is in place.</p>	<p><u>WITHDRAWN BY CITY</u></p>

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.