



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

June 8, 2023
1:00 p.m.

CODE ENFORCEMENT BOARD				
Nathan Shaw Chairman Ward 6 Present	Patty G Chafatelli Vice Chairwoman By Mayor Henderson Present	Donald Overholser Ward 4 Excused	Roger Bosworth Ward 1 Excused	Cynthia C Conners Ward 5 Present
Herman Dorsey Ward 2 Present	Vacant Ward 3	Alternate Shaunte Fulcher By Mayor Henderson Excused	Alternate Randy Krise By Mayor Anderson 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. Shaw.
Roll Call	All present except Mr. Overholser, Mr. Bosworth, Mr. Krise, and Ms. Fulcher.
Interpreter Alehandro Vivez from Tico Translating Interpreting Interpreted the Oath in Spanish	Will need interpreter for Items, 27, 28, and 29.
Clerk administers Oath to all parties addressing the board	Administered
Clerk announces all cases to be heard	
AGENDA ITEMS 1-47 LISTED AS NEW BUSINESS	
1.	City Clerk’s Office to administer the oath to Chairman Nathan Shaw
2.	Request a motion to approve minutes from April 13, 2023
3.	Request a motion to approve minutes from May 11, 2023
	Mr. Shaw was sworn in prior to the meeting.
	It was moved by Ms. Conners, seconded by Mr. Dorsey, and unanimously carried to approve minutes.
	It was moved by Mr. Dorsey, seconded by Ms. Conners, and unanimously carried to approve minutes.



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4.	<p>Case Number: COD-017612-2022 Cited Address: 2251 Grand Ave. Property Owner: 2251 Grand Ave LLC Building Official: Brent Brewster Date Case Initiated: 07-11-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 01-26-23 Ward: 4</p>	<p>Case presented by Building Official Brent Brewster. Mr. Mendoza, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Dorsey, seconded by Ms. Connors, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$200.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
5.	<p>Case Number: COD-019357-2022 Cited Address: 2562 Dora St. Property Owner: HAMSА 21 LLC Code Field Supervisor: Tom Smith Date Case Initiated: 09-21-22 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: 01-27-23 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-15-23</u></p>
6.	<p>Case Number: COD-018571-2022 Cited Address: 4646 Amherst St. Property Owner: E G M M Investments LLC Code Officer: Gary Robinson Date Case Initiated: 08-17-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 11-21-22 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-25-23</u></p>



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7.	<p>Case Number: COD-018955-2022 Cited Address: 1365 Braman Ave. Property Owner: Durant Gordon P & Elizabeth Code Officer: Gary Robinson Date Case Initiated: 09-07-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 09-24-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-08-23</u></p>
8.	<p>Case Number: COD-018599-2022 Cited Address: 1528-1552 Carson St. Property Owner: Vantage Ft Myers LLC Code Officer: Gary Robinson Date Case Initiated: 08-18-22 Violation: FMC 102-81 – Construction Permit Required, FMC 126-(6) – Removal Criteria of Business signs, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-444. - Public nuisance, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 305.3 Interior Surfaces Notice of Violation Served On: 11-21-22 Ward: 4</p>	<p><u>WITHDRAWN BY CITY</u> <u>06-02-23</u></p>
9.	<p>Case Number: COD-018674-2022 Cited Address: 2326 Clifford St. A Property Owner: JVM Investing LLC Code Officer: Gary Robinson Date Case Initiated: 08-22-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 09-28-22 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson and Building Official Brent Brewster. Mr. Hoham, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>



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10.	<p>Case Number: COD-018879-2022 Cited Address: 1421 Colonial Blvd. Property Owner: Omega Haitian Baptist Church O Code Officer: Gary Robinson Date Case Initiated: 08-30-22 Violation: FMC 102-81 – Construction Permit Required, FMC 126-5 Sign Maintenance, FMC 126-5 (a)(1) Notice of Violation Served On: 09-22-02 Ward: 5</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. Pastor Vernus Victim, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Conners, seconded by Ms. Chafatelli, 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 August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$50,000.00.</p>
11.	<p>Case Number: COD-018884-2022 Cited Address: 2241 Euclid Ave. #6 Property Owner: Edison Park Apartments LLC Code Officer: Gary Robinson Date Case Initiated: 09-07-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 305.3 Interior Surfaces Notice of Violation Served On: 01-05-23 Ward:</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-17-23</u></p>
12.	<p>Case Number: COD-018451-2022 Cited Address: 1748 Linhart Ave. Property Owner: Ferriell Janet J Code Officer: Gary Robinson Date Case Initiated: 08-15-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 102.5 – Workmanship, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 10-17-22 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson and Building Official Brent Brewster. Mr. Oliver, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Dorsey, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by September 14, 2023, or a fine of \$150.00 per day be imposed starting on</p>



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		September 14, 2023, and capped at \$25,000.00.
13.	<p>Case Number: COD-019920-2022 Cited Address: 1830 Maravilla Ave. 508 Property Owner: RHA Properties LLC Code Officer: Gary Robinson Date Case Initiated: 11-16-22 Violation: IPMC 305.3 Interior Surfaces Notice of Violation Served On: 12-05-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-17-23</u></p>
14.	<p>Case Number: COD-018015-2022 Cited Address: 1955 Maravilla Ave. Property Owner: Samuelson Industries Code Officer: Gary Robinson Date Case Initiated: 07-26-22 Violation: FMC 102-81 – Construction Permit Required, FMC 54-119 - Clearance of Lands Required, IPMC 302.7 – Accessory Structures, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.7 - Roofs and Drainage, IPMC 305.3 Interior Surfaces, IPMC 603.1 - Mechanical Appliances, IPMC 605.1 - Electrical Equipment. Installation Notice of Violation Served On: 08-30-22 Ward: 4</p>	<p><u>WITHDRAW AND SCHEDULED</u></p>
15.	<p>Case Number: COD-016648-2022 Cited Address: 3941 Maxine St. Property Owner: Unknown Heirs of Miller Gordon L Code Officer: Gary Robinson Date Case Initiated: 05-31-22 Violation: FMC 54-117 – Accumulations, IPMC 302.7 – Accessory Structures, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.7 - Roofs and Drainage, IPMC 304.8 – Decorative Features Notice of Violation Served On: 09-16-22 Ward: 4</p>	<p><u>WITHDRAWN BY CITY</u></p>



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16.	<p>Case Number: COD-018870-2022 Cited Address: 3949 Maxine St. Property Owner: Ritchie Lacinda Code Officer: Gary Robinson Date Case Initiated: 08-30-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 12-12-22 Ward: 4</p>	<p><u>WITHDRAWN OWNERSHIP CHANGE</u></p>
17.	<p>Case Number: COD-018411-2022 Cited Address: 1935 Oakley Ave. Property Owner: 1920 Suwanee LLC Code Officer: Gary Robinson Date Case Initiated: 08-11-22 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: 12-20-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-17-23</u></p>
18.	<p>Case Number: COD-020392-2022 Cited Address: 3509 Dale St. 106 Property Owner: East Pointe Phase Two LLC Code Officer: Natalie Castellano Date Case Initiated: 12-08-22 Violation: IPMC 305.3 Interior Surfaces Notice of Violation Served On: 12-12-22 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-06-23</u></p>
19.	<p>Case Number: COD-019820-2022 Cited Address: 3509 Dale St. 106 Property Owner: East Pointe Phase Two LLC Code Officer: Natalie Castellano Date Case Initiated: 11-08-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 603.1 - Mechanical Appliances Notice of Violation Served On: 01-11-23 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-06-23</u></p>



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20.	<p>Case Number: COD-019111-2022 Cited Address: 3702 Nelson Tillis Blvd. 202 Property Owner: Housing Authority of The City Code Officer: Natalie Castellano Date Case Initiated: 09-13-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.13 – Window/Skylight/Door Frames Notice of Violation Served On: 12-17-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-08-23</u></p>
21.	<p>Case Number: COD-018915-2022 Cited Address: 3706 Nelson Tillis Blvd. 206 Property Owner: Housing Authority of The City Code Officer: Natalie Castellano/Tom Smith Date Case Initiated: 09-02-22 Violation: IPMC 603.1 - Mechanical Appliances Notice of Violation Served On: 12-17-22 Ward: 1</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. Ms. Hermon, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Ms. Connors, and unanimously carried that all violations must be abated by July 13, 2023, or a fine of \$200.00 per day be imposed starting on July 13, 2023, and capped at \$25,000.00.</p>
22.	<p>Case Number: COD-019580-2022 Cited Address: 3710 Nelson Blvd. 103 Property Owner: Housing Authority of The City Code Officer: Natalie Castellano Date Case Initiated: 11-07-22 Violation: IPMC 305.3 Interior Surfaces Notice of Violation Served On: 12-17-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-01-23</u></p>
23.	<p>Case Number: COD-017899-2022 Cited Address: 3291-3319 Cleveland Ave. Property Owner: Wei Song Inc. Code Officer: Cynthia Warren Date Case Initiated: 07-20-22 Violation: FMC 102-81 – Construction Permit Required, FMC 134.3.4 Surface Material/Construction and Design Standards,</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried to</p>



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	<p>FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-327 (a) (1) Unlawful Activities; Duties of Removal – Graffiti, IPMC 302.7 – Accessory Structures, IPMC 304.15 Doors, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.9 Overhang extensions, IPMC 604.1 Facilities Required (Electrical Utilities), IPMC 605.1 - Electrical Equipment. Installation, IPMC 304.10 Stairways, Decks, Porches, and Balconies Notice of Violation Served On: 08-25-22 Ward: 4</p>	<p>find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$250.00 per day be imposed starting on August 10, 2023, and capped at \$100,000.00.</p>
<p>24.</p>	<p>Case Number: COD-017742-2022 Cited Address: 2222 Fowler St. Property Owner: Realty Income Properties 29 LL Code Officer: Cynthia Warren Date Case Initiated: 07-15-22 Violation: FMC 54-117 – Accumulations, FMC 54-327 (a) (1) Unlawful Activities; Duties of Removal – Graffiti, IPMC 302.7 – Accessory Structures Notice of Violation Served On: 08-12-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-17-23</u></p>
<p>25.</p>	<p>Case Number: COD-018330-2022 Cited Address: 2224 Franklin St. Property Owner: G&B Equity Holdings LLC Code Officer: Cynthia Warren Date Case Initiated: 08-08-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.3 – Premises Identification, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 10-20-22 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren. Mr. Escanello, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by September 14, 2023, or a fine of \$150.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>



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<p>26.</p>	<p>Case Number: COD-017547-2022 Cited Address: 2251 Grand Ave. Property Owner: 2251 Grand Ave LLC Code Officer: Cynthia Warren Date Case Initiated: 07-08-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 09-19-22 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren and Building Official Brent Brewster. Mr. Mendoza, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Ms. Connors, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$50,000.00.</p>
<p>27.</p>	<p>Case Number: COD-019387-2022 Cited Address: 3015 Grand Ave. Property Owner: Mendoza Morys M & Lugo Delgado Zuleka Code Officer: Cynthia Warren Date Case Initiated: 09-22-22 Violation: IPMC 302.3 – Sidewalks and Driveways, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 11-16-22 Ward: 4</p>	<p>Oath was administered & interpreter, Alejandro Vivez was utilized for 27, 28, 29</p> <p>Case presented by Code Enforcement Officer Cynthia Warren. Mr. Mendoza, 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. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Shaw, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>



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<p>28.</p>	<p>Case Number: COD-019397-2022 Cited Address: 3021 Grand Ave. Property Owner: Mendoza Morys M & Lugo Delgado Zuleka Code Officer: Cynthia Warren Date Case Initiated: 09-23-22 Violation: IPMC 302.7 – Accessory Structures, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 11-16-22 Ward: 4</p>	<p>Oath was administered & interpreter, Alejandro Vivez was utilized for 27, 28, 29</p> <p>Case presented by Code Enforcement Officer Cynthia Warren. Mr. Mendoza, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
<p>29.</p>	<p>Case Number: COD-019403-2022 Cited Address: 3027 Grand Ave. Property Owner: Mendoza Morys M & Lugo Delgado Zuleka Code Officer: Cynthia Warren Date Case Initiated: 09-23-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 11-16-22 Ward: 4</p>	<p>Oath was administered & interpreter, Alejandro Vivez was utilized for 27, 28, 29</p> <p>Case presented by Code Enforcement Officer Cynthia Warren. Mr. Mendoza, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>



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30.	<p>Case Number: COD-019404-2022 Cited Address: 3033 Grand Ave. Property Owner: Sanchez Adolfo & Sonia N Code Officer: Cynthia Warren Date Case Initiated: 09-23-22 Violation: FMC 118.3.7 - Outdoor Storage and Display., FMC 54-117 – Accumulations, FMC 86-69 – Parking in Residential Areas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 11-18-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-01-23</u></p>
31.	<p>Case Number: COD-018436-2022 Cited Address: 3555 Royal Palm Ave. Property Owner: Saintelhomme Siantilia Code Officer: Cynthia Warren Date Case Initiated: 08-12-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations Notice of Violation Served On: 10-20-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-08-23</u></p>
32.	<p>Case Number: COD-017790-2022 Cited Address: 2405 South St. Property Owner: Eloi Emmanuel Code Officer: Cynthia Warren Date Case Initiated: 07-15-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-246 – Storage, IPMC 304.15 Doors, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 08-29-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-01-23</u></p>
33.	<p>Case Number: COD-017237-2022 Cited Address: 2701 Ashwood St. Property Owner: Raichle Lawrence Code Officer: Brian Wicka Date Case Initiated: 06-22-22 Violation: IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 08-22-22 Ward: 3</p>	<p>Oath Administered Case presented by Code Enforcement Officer Brian Wicka and Building Official Brent Brewster. Ms. Raichle, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Ms. Conners, and unanimously carried to</p>



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		<p>find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by November 9, 2023, or a fine of \$150.00 per day be imposed starting on November 9, 2023, and capped at \$25,000.00.</p>
<p>34.</p>	<p>Case Number: COD-017904-2022 Cited Address: 2771 Hanson St. Property Owner: Avila Jorge + Curbelo Pedro Code Officer: Brian Wicka Date Case Initiated: 07-20-22 Violation: FMC 102-81 – Construction Permit Required, FMC 118.3.5.F.4.b Temporary or Mobile Uses and Structures, FMC 118.3.7 B 1 Outside Storage, FMC 134.2.21 - Sight distance/visibility at intersections., 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. Notice of Violation Served On: 08-26-22 Ward: 3</p>	<p>Oath administered Case presented by Code Enforcement Officer Brian Wicka and Environmental Analyst/Code Officer Wes Anderson. Mr. Curbelo, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Connors, seconded by Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$250.00 per day be imposed starting on August 10, 2023, and capped at \$100,000.00.</p>
<p>35.</p>	<p>Case Number: COD-016823-2022 Cited Address: 1600 Matthew Dr. Property Owner: 1600 Matthew Drive Fl Owner LL Code Officer: Brian Wicka Date Case Initiated: 06-07-22 Violation: FMC 134.3.4 Surface Material/Construction and Design Standards, IPMC 302.3 – Sidewalks and Driveways, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 10-13-22 Ward: 5</p>	<p><u>WITHDRAWN OWNERSHIP CHANGE</u></p>



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36.	<p>Case Number: COD-015399-2022 Cited Address: 3639 Minnesota Dr. Property Owner: Unknown Heirs of Henderson Georgia Code Officer: Brian Wicka Date Case Initiated: 03-30-22 Violation: IPMC 304.8 – Decorative Features Notice of Violation Served On: 07-08-22 Ward: 2</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. Dorsey, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Connors, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
37.	<p>Case Number: COD-018043-2022 Cited Address: 3308 Bassie Ct. Property Owner: GIRROSS LLC Code Officer: Adam Dees Date Case Initiated: 07-27-22 Violation: FMC 54-246 – Storage Notice of Violation Served On: 09-19-22 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 Ms. Chafatelli, seconded by Ms. Connors, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
38.	<p>Case Number: COD-018935-2022 Cited Address: 3449 Katherine St. Property Owner: Hard Hats LLC Code Officer: Adam Dees Date Case Initiated: 09-02-22 Violation: FMC 54-117 – Accumulations Notice of Violation Served On: 09-24-22 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-06-23</u></p>



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39.	<p>Case Number: COD-018987-2022 Cited Address: 3131 Market St. Property Owner: Corub Associates LLC. Code Officer: Adam Dees Date Case Initiated: 09-07-22 Violation: IPMC 304.1 - General; Exterior Structure, IPMC 304.2/304.6 - Protective Treatment/Exterior Walls Notice of Violation Served On: 01-06-23 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-17-23</u></p>
40.	<p>Case Number: COD-020729-2022 Cited Address: 3131 Market St. Property Owner: Corub Associates LLC. Code Officer: Adam Dees Date Case Initiated: 12-19-22 Violation: FMC 54-117 – Accumulations, FMC 70-49 (a) - Collection. Notice of Violation Served On: 01-26-23 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-01-23</u></p>
41.	<p>Case Number: COD-019230-2022 Cited Address: 3446 South St. Property Owner: Smith Georgie B Code Officer: Adam Dees Date Case Initiated: 09-16-22 Violation: FMC 102-81 – Construction Permit Required, FMC 54-246 – Storage Notice of Violation Served On: 12-19-22 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 Ms. Connors, seconded by Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
42.	<p>Case Number: COD-019402-2022 Cited Address: 2909 St. Charles St. Property Owner: Houston Wendolyn T + Walker John E ET AL Code Officer: Adam Dees Date Case Initiated: 09-23-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.7 - Roofs</p>	<p><u>WITHDRAWN BY CITY</u> <u>05-17-23</u></p>



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	<p>and Drainage, IPMC 304.8 – Decorative Features, IPMC 605.1 - Electrical Equipment. Installation Notice of Violation Served On: 11-12-22 Ward: 3</p>	
43.	<p>Case Number: COD-019457-2022 Cited Address: 3025 Thomas St. Property Owner: McClendon James Frank Code Officer: Adam Dees Date Case Initiated: 10-24-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.7 - Roofs and Drainage, IPMC 305.3 Interior Surfaces Notice of Violation Served On: 12-05-22 Ward: 3</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. Dorsey, seconded by Ms. Conners, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Conners, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$250.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
44.	<p>Case Number: COD-020380-2022 Cited Address: 3000 Oasis Grand Blvd. Property Owner: 3000 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 12-02-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 303.1 – Swimming Pools, Hot Tubs and Spas Notice of Violation Served On: 03-20-23 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Sean Diaz. Mr. & Ms. Hall, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Conners, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Ms. Conners, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$250.00 per day be imposed starting on August 10, 2023, and no cap.</p>



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45.	<p>Case Number: COD-020371-2022 Cited Address: 3040 Oasis Grand Blvd. Property Owner: 3040 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 12-02-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 305.3 Interior Surfaces Notice of Violation Served On: 02-01-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-15-23</u></p>
46.	<p>Case Number: COD-020025-2022 Cited Address: 3040 Oasis Grand Blvd. Property Owner: 3040 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 11-18-22 Violation: IPMC 304.15 Doors Notice of Violation Served On: 12-21-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-15-23</u></p>
47.	<p>Case Number: COD-014842-2022 Cited Address: 3491 E Riverside Dr. Property Owner: Meckley Louise K Tr for Louise L Meckley Living Trust Code Officer: Sean Diaz Date Case Initiated: 03-09-22 Violation: FMC 54-117 – Accumulations Notice of Violation Served On: 07-04-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-06-23</u></p>
48.	<p>Case Number: COD-018753-2022 Cited Address: 1933 Wright St. Property Owner: VLI Properties LLC Code Officer: Sean Diaz Date Case Initiated: 09-06-22 Violation: FMC 54-117 – Accumulations Notice of Violation Served On: 12-09-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Sean Diaz. 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 Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Shaw, and unanimously carried that all violations must be abated by July 13, 2023, or a fine of \$200.00 per day be imposed starting on July 13, 2023, City shall abate and no cap.</p>



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49.	<p>Case Number: COD-015660-2022 Cited Address: 3870 Edgewood Ave. Property Owner: Bilmer Ronald W Code Officer: Jean Paul Ibanez Date Case Initiated: 04-15-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 10-17-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Jean Paul Ibanez. 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 Ms. Conners, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Ms. Conners, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$150.00 per day be imposed starting on August 10, 2023, and capped at \$25,000.00.</p>
50.	<p>Case Number: COD-020535-2022 Cited Address: 4100 Edgewood Ave. A1 Property Owner: FL 14 Inc. Code Officer: Jean Paul Ibanez Date Case Initiated: 12-09-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 01-30-23 Ward: 1</p>	<p style="text-align: center;"><u>WITHDRAWN</u></p>
51.	<p>Case Number: COD-012838-2021 Cited Address: 662 Fairview Ave. Property Owner: EMDELAKI LLC Code Officer: Jean Paul Ibanez Date Case Initiated: 12-02-21 Violation: FMC 102-81 – Construction Permit Required, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 03-09-22 Ward: 1</p>	<p>Motion the same for 51 and 52</p> <p>Case presented by Code Enforcement Officer Jean Paul Ibanez. Mr. Desman, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Conners, seconded by Ms. Chafatelli, 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 September 14, 2023, or a fine of \$150.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>



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52.	<p>Case Number: COD-012835-2021 Cited Address: 666 Fairview Ave. Property Owner: Hernandez John F Code Officer: Jean Paul Ibanez Date Case Initiated: 12-02-21 Violation: FMC 102-81 – Construction Permit Required, IPMC 302.3 – Sidewalks and Driveways, 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: 02-11-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Jean Paul Ibanez. Mr. Desman, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Conners, seconded by Ms. Chafatelli, 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 September 14, 2023, or a fine of \$150.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>
53.	<p>Case Number: COD-018801-2022 Cited Address: 192 Hillsboro Ave. Property Owner: Buying Company LLC Code Officer: Jean Paul Ibanez Date Case Initiated: 08-29-22 Violation: FMC 102-81 – Construction Permit Required, FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 12-27-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-09-23</u></p>
54.	<p>Case Number: COD-013216-2021 Cited Address: 4375 McCormick St. Property Owner: Colton Autumn J Code Officer: Jean Paul Ibanez Date Case Initiated: 12-17-22 Violation: FMC 54-246 – Storage Notice of Violation Served On: 07-27-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>05-19-23</u></p>



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55.	<p>Case Number: COD-019369-2022 Cited Address: 4336 New St. Property Owner: Martinez Jessica Code Officer: Jean Paul Ibanez Date Case Initiated: 09-22-22 Violation: 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 Notice of Violation Served On: 12-01-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-01-23</u></p>
56.	<p>Case Number: COD-017378-2022 Cited Address: 2985 Palm Beach Blvd. Property Owner: 3000 Oasis Grand Blvd Land Own Code Officer: Jean Paul Ibanez Date Case Initiated: 06-28-22 Violation: IPMC 302.7 – Accessory Structures Notice of Violation Served On: 09-15-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Sean Diaz. 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 Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Ms. Connors, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$200.00 per day be imposed starting on August 10, 2023, and capped at \$50,000.00.</p>
57.	<p>ORDER OF LIEN Number: 2023-0608</p>	<p>It was moved by Ms. Connors, seconded by Mr. Shaw, and unanimously carried that order of lien 2023-0608 be approved.</p>
	<p>AGENDA ITEMS 58-59 LISTED AS OLD BUSINESS</p>	



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<p>58.</p>	<p>Non-Compliance Hearing: Case Number: COD-010699-2021 FIRE Cited Address: 2305 Henderson Ave. Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 08-30-21 Property Owner: LD New Development LLC. Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 2 CEB Order: Case presented by Code Enforcement Field Supervisor Tom Smith and Code Enforcement Manager Mark Campbell. Mr. Bromovich, Property owner, presented the case. 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 permits must be obtained by November 10, 2022, and that all violations must be abated by May 11, 2023, or a fine of \$250.00 per day be imposed starting on May 11, 2023, and the City’s shall abate.</p>	<p><u>Case presented by Code Enforcement Field Supervisor Tom Smith and Code Enforcement Manager Mark Campbell. Mr. Bonvich, Property owner, presented the case. It was moved by Mr. Dorsey seconded by Ms. Chafatelli and unanimously carried to find the property in noncompliance and the City shall abate by any means necessary.</u></p>
<p>59.</p>	<p>Mitigation Case Number: COD-013308-2021 Cited Address: 3254 Cleveland Ave. Property Owner: Montosc Investments LLC + DCC Land Holdings LLC Current Lien Amount: \$110,000.00 Lien Cap Amount: \$no cap Hard Costs: \$829.80 Lien Imposed: 03-10-22 Lien Recorded: 09-19-22 Case Complied: 05-23-23 CEB Order: Case presented by Code Enforcement Field Supervisor Tom Smith and Building Official Brent Brewster. Mr. Montalvo, Representative, presented the case. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Mr. Dorsey, seconded by Mr. Overholser, and unanimously</p>	<p>Mr. Montalva and Mr. Egbart, Representatives, presented the case. It was moved by Ms. Connors, seconded by Mr. Dorsey, and unanimously carried to mitigate the fine in the amount of \$110,000.00 to \$829.80, if paid by July 13, 2023, or the fine will revert back to the original lien amount as ordered.</p>



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	carried that all violations must be abated by September 8, 2022, or a fine of \$250.00 per day be imposed retroactive to March 10, 2022, no cap.	
60.	<p>Mitigation Case Number: COD-012283-2021 Cited Address: 4811 Cleveland Ave. Property Owner: Forty-One Hospitality LLC. Current Lien Amount: \$68,100.00 Lien Cap Amount: \$no cap Hard Costs: \$599.60 Lien Imposed: 02-10-22 Lien Recorded: 03-02-23 Case Complied: 05-09-23 CEB Order: Case presented by Code Enforcement Field Supervisor Tom Smith. Ms. Via and Mr. Fernandez, Representative, presented the case. 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 January 12, 2023, or a fine of \$150.00 per day be imposed retroactive to February 10, 2022, no cap, and the City's shall abate.</p>	<p>Mr. Hernandez, Representative, presented the case. It was moved by Mr. Dorsey, seconded by Ms. Chafatelli, and unanimously carried to mitigate the fine in the amount of \$68,100.00 to \$599.50, if paid by July 13, 2023, or the fine will revert back to the original lien amount as ordered.</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.