



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

February 11, 2021
1:00 p.m.

CODE ENFORCEMENT BOARD				
Nathan Shaw Chairman Ward 6 Present	Patty G Chafatelli Vice Chairwoman By Mayor Henderson Excused	Donald Overholser Ward 4 Present	Roger Bosworth Ward 1 Present	Cynthia C Conners Ward 5 Present
Herman Dorsey Ward 2 Present	Oliver E Martin Ward 3 Present		Alternate Pieter Cornet Excused	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, Ms. Chafatelli, Mr. Cornet, and Ms. Fulcher.
Clerk administers Oath to all parties addressing the board		Administered
Clerk announces all cases to be heard		
AGENDA ITEMS 1-56 LISTED AS NEW BUSINESS		
1.	<p>Case Number: COD2020-05206 Cited Address: 4400 E Riverside Dr. Environmental Analyst/Code Enforcement Officer: Wes Anderson Date Case Initiated: 10-02-20 Property Owner: Fernan LLC + Hartemink John T/C Notice of Violation Served On: 10-08-20 Ward: 1</p>	<p>Case presented by Environmental Analysts Code Enforcement Officer Wes Anderson. Mr. Hartemink, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Ms. Conners, and unanimously carried that all violations must cease and desist as of February 11, 2021, or a fine of \$5,000.00 per re-occurrence will be</p>



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		accessed against the property and recorded as liens if not paid.
2.	<p>Case Number: COD2020-03243 Cited Address: 1688 McGregor Reserve Dr. City Building Official: Brent Brewster Date Case Initiated: 06-24-20 Property Owner: Avila Edgar D + Amanda J Notice of Violation Served On: 08-10-20 Ward: 5</p>	Case presented by Building Official Brent Brewster. Mr. Avila, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Ms. Connors, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$500.00.
3.	<p>Case Number: COD2020-02829 Cited Address: 8856 Oliveria St. City Building Official: Brent Brewster Date Case Initiated: 06-09-20 Property Owner: Paseo Condo Assn Inc. Notice of Violation Served On: 08-06-20 Ward: 6</p>	<u>DISMISSED DUE TO COMPLIANCE</u> 02-09-21
4.	<p>Case Number: COD2020-02740 Cited Address: 3934 Woodside Ave. City Building Official: Brent Brewster Date Case Initiated: 06-04-20 Property Owner: Michigan Avenue Partners LLC. Notice of Violation Served On: 09-29-20 Ward: 1</p>	<u>DISMISSED DUE TO COMPLIANCE</u> 02-09-21
5.	<p>Case Number: COD2020-00487 Cited Address: 1540 Alhambra Dr. Code Officer: Gary Robinson Date Case Initiated: 02-24-20 Property Owner: 1540 Alhambra LLC Notice of Violation Served On: 04-25-20 Ward: 4</p>	Case presented by Code Enforcement Officer Gary Robinson. Mr. Mett, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City 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,



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		and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$250.00 per day be imposed retroactive to February 11, 2021, and capped at \$25,000.00.
6.	<p>Case Number: COD2020-03990 Cited Address: 4646 Amherst Ct. Code Officer: Gary Robinson Date Case Initiated: 08-07-20 Property Owner: E G M M Investments LLC Notice of Violation Served On: 09-04-20 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-09-21</p>
7.	<p>Case Number: COD2020-00379 Cited Address: 1370 Barcelona Ave. Code Officer: Gary Robinson Date Case Initiated: 02-04-20 Property Owner: Niethamer Gary D & Purcell Sue A Tr. For Gary D Niethamer Trust Notice of Violation Served On: 05-18-20 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>
8.	<p>Case Number: COD2020-02210 Cited Address: 4213 Ellen Ave. Code Officer: Gary Robinson Date Case Initiated: 05-07-20 Property Owner: Hamilton Paul M Notice of Violation Served On: 06-27-20 Ward: 5</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried that all violations must be abated by May 13, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
9.	<p>Case Number: COD2020-04528 Cited Address: 1625 Grace Ave. Code Officer: Gary Robinson Date Case Initiated: 08-31-20 Property Owner: Aumont Joseph D + Marie K Notice of Violation Served On: 09-25-20 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-04-21</p>



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10.	Case Number: COD2020-00743 Cited Address: 3829 Lake St. Code Officer: Gary Robinson Date Case Initiated: 02-25-20 Property Owner: Dacosta Charles H Notice of Violation Served On: 03-20-20 Ward: 4	Case presented by Code Enforcement Officer Gary Robinson. Mr. Dacosta, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Martin, seconded by Mr. Shaw, and unanimously carried to continue the case to the August 12, 2021 Code Enforcement Board Hearing.
11.	Repeat Offender and Abatement Case. Case Number: COD-000236-2020 Cited Address: 1604 Marlyn Rd. Code Officer: Gary Robinson Date Case Initiated: 11-16-20 Property Owner: Dean Nanette Notice of Violation Served On: 00-00-00 Ward: 4	Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty as a repeat offender. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried that all violations must be abated by February 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, capped at \$10,000,00, the City shall abate, and the property owner IS not eligible for hard costs. Ms. Connors abstained from the motion.
12.	Case Number: COD2020-03168 Cited Address: 2908 Nelson St. Code Officer: Gary Robinson Date Case Initiated: 06-19-20 Property Owner: Peate Thomas Richard Notice of Violation Served On: 07-13-20 Ward: 4	Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Ms. Connors, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by March 11,



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		2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.
13.	<p>Case Number: COD2020-01828 Cited Address: 4627 Siesta Cir. Code Officer: Gary Robinson Date Case Initiated: 06-19-20 Property Owner: Disimone Michael Anthony Notice of Violation Served On: 07-13-20 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-09-21</p>
14.	<p>Case Number: COD2020-02943 Cited Address: 2978 Sunset Rd. Code Officer: Gary Robinson Date Case Initiated: 06-10-20 Property Owner: Next Level Construction Inc. Notice of Violation Served On: 07-31-20 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City 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 March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
15.	<p>Case Number: COD2020-03497 Cited Address: 5278 Cedarbend Dr. Code Officer: Gary Robinson Date Case Initiated: 07-28-20 Property Owner: Village Of Cedarbend Ph. 1-3 Homeowners Assoc. Silvercrested Mgmt. LLC. Notice of Violation Served On: 09-04-20 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-09-21</p>
16.	<p>Case Number: COD2020-03762 Cited Address: 4401 Colonial Blvd. Code Officer: Tom Smith Date Case Initiated: 07-31-20 Property Owner: Southland Corporation Corporate Tax Dept. Notice of Violation Served On: 10-06-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>



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17.	<p>Case Number: COD2020-04143 Cited Address: 10180 Metro Pkwy Unit 3 Code Officer: Tom Smith Date Case Initiated: 08-18-20 Property Owner: Metro Property Of Ft Myers LLC. Notice of Violation Served On: 09-05-20 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-26-21</p>
18.	<p>Case Number: COD2020-02419 Cited Address: 31 Castlebar Cir. Code Officer: Brian Wicka Date Case Initiated: 05-19-20 Property Owner: Juan Isaias Notice of Violation Served On: 06-19-20 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>
19.	<p>Case Number: COD2020-00331 Cited Address: 3123 Economy St. Code Officer: Brian Wicka Date Case Initiated: 02-03-20 Property Owner: Davis Bernice + Davis Benjamin + Davis Bennie L + Davis Bette J + Davis Billy J + Davis Bobby J T/C Notice of Violation Served On: 06-03-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Brian Wicka. Ms. Bernice, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried that all violations must be abated by April 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
20.	<p>Case Number: COD2019-04863 Cited Address: 317 Fairview Ave. Code Officer: Brian Wicka Date Case Initiated: 01-08-20 Property Owner: WSP Holdings Of SW Inc. Notice of Violation Served On: 03-18-20 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>



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21.	<p>Case Number: COD2018-03837 Cited Address: 58 Hacienda Blvd Code Officer: Brian Wicka Date Case Initiated: 08-21-18 Property Owner: Poinsettia Homeowners Assn Inc. Notice of Violation Served On: 06-06-19 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Brian Wicka. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Martin, seconded by Mr. Shaw, 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 April 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
22.	<p>Case Number: COD2020-03930 Cited Address: 4742 Hunters Green Dr. Code Officer: Brian Wicka Date Case Initiated: 08-07-20 Property Owner: Satterwhite Eufemia C + Unknown Heirs Of Paulk Elijah T Notice of Violation Served On: 08-15-20 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>
23.	<p>Case Number: COD2020-03283 Cited Address: 370 Louise Ave. Code Officer: Brian Wicka Date Case Initiated: 06-24-20 Property Owner: Francisco Licia Clara + Simon Obdulia Trejo Notice of Violation Served On: 07-03-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-25-21</p>
24.	<p>Case Number: COD2020-04237 Cited Address: 3860 E Michigan Ave. Code Officer: Brian Wicka Date Case Initiated: 08-20-20 Property Owner: Tolentino Martin + Rosalinda Notice of Violation Served On: 09-05-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Brian Wicka and Code Enforcement Field Supervisor Jeffrey Gonzales. Attorney Ryan, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried that all violations</p>



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		must be abated by April 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.
25.	<p>Case Number: COD2020-01067 Cited Address: 4843 Nottingham Dr. Code Officer: Brian Wicka Date Case Initiated: 03-10-20 Property Owner: Reyes Virginia + Reyes Elvis & Alex C Notice of Violation Served On: 06-01-20 Ward: 1</p>	Case presented by Code Enforcement Officer Brian Wicka. Mr. Reyes, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Ms. Connors, seconded by Mr. Martin, and unanimously carried to continue the case to the May 13, 2021 Code Enforcement Board Hearing.
27.	<p>Case Number: COD2020-02181 Cited Address: 2240 Park 82 Dr. Code Officer: Brian Wicka Date Case Initiated: 05-08-20 Property Owner: Mcknight William D Inc. Notice of Violation Served On: 06-30-20 Ward: 2</p>	<u>DISMISSED DUE TO COMPLIANCE</u> 02-02-21
28.	<p>Case Number: COD2020-00418 Cited Address: 360 Prospect Ave. Code Officer: Brian Wicka Date Case Initiated: 01-30-19 Property Owner: Black Theodore C Notice of Violation Served On: 04-16-20 Ward: 1</p>	Case presented by Code Enforcement Officer Brian Wicka. Mr. Black, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried that all violations must be abated by April 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.



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29.	<p>Case Number: COD2020-01924 Cited Address: 4171 Washington Ave. Code Officer: Brian Wicka Date Case Initiated: 04-23-20 Property Owner: Da Silva Roselia Sena Notice of Violation Served On: 05-13-20 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-11-21</p>
30.	<p>Case Number: COD2020-05403 Cited Address: 2305 Henderson Ave. Code Officer: Casey White Date Case Initiated: 10-07-20 Property Owner: J & J Management Company Of Lady Lake FL Notice of Violation Served On: 10-019-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Casey White. Mr. Barrett, Representative, presented the case. Code Enforcement Manager Michael Titmuss 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 April 8, 2021, or a fine of \$250.00 per day be imposed retroactive to February 11, 2021, and capped at \$25,000.00.</p> <p>Mr. Martin abstained from the motion.</p>
31.	<p>Case Number: COD2020-03898 Cited Address: 2154 Highland Ave. Code Officer: Casey White Date Case Initiated: 08-06-20 Property Owner: Dennis Willie Terry Notice of Violation Served On: 09-23-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-03-21</p>
32.	<p>Case Number: COD2020-01090 Cited Address: 3623 Highland Ave. Code Officer: Casey White Date Case Initiated: 03-10-20 Property Owner: Unknown Heirs Of Cason Rosa Lee Notice of Violation Served On: 09-09-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Casey White. Ms. Peterson, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Ms. Connors, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Martin, and unanimously carried</p>



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		that all violations must be abated by April 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.
33.	<p>Case Number: COD2020-01932 Cited Address: 2946 Market St. Code Officer: Casey White Date Case Initiated: 04-27-20 Property Owner: Ingram Irene Notice of Violation Served On: 07-30-20 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 02-04-21</p>
34.	<p>Case Number: COD2020-02249 Cited Address: 2629 Midway Ave. Code Officer: Casey White Date Case Initiated: 05-12-20 Property Owner: Colespi Corp. Notice of Violation Served On: 08-17-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Casey White. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City 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 March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
35.	<p>Case Number: COD2020-01593 Cited Address: 904 Freemont St. Code Officer: Mark Rodriguez Date Case Initiated: 03-26-20 Property Owner: Lanyon Terrence L Notice of Violation Served On: 07-21-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Mark Rodriguez. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>



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36.	<p>Case Number: COD2020-02033 Cited Address: 1919 Palm Ave. Code Officer: Mark Rodriguez Date Case Initiated: 04-29-20 Property Owner: Mount Olive African Methodist Notice of Violation Served On: 10-05-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>01-19-21</u></p>
37.	<p>Case Number: COD2020-04225 Cited Address: 1764 Veronica S Shoemaker Blvd. Code Officer: Mark Rodriguez Date Case Initiated: 08-21-20 Property Owner: Chapman Shirley + Robinson Charles E ET Al Notice of Violation Served On: 10-31-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-26-21</p>
38.	<p>Case Number: COD2020-01186 Cited Address: 2680 Ashwood St. Code Officer: Adam Dees Date Case Initiated: 03-09-20 Property Owner: Ficarelli Deborah Notice of Violation Served On: 06-23-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Adam Dees. Mr. Hutchinson, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Martin, seconded by Mr. Shaw, and unanimously carried to continue the case to the April 8, 2021 Code Enforcement Board Hearing.</p>
39.	<p>Case Number: COD2020-01185 Cited Address: 2710 Ashwood St. Code Officer: Adam Dees Date Case Initiated: 03-09-20 Property Owner: Charles Courtney Notice of Violation Served On: 06-22-20 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-19-21</p>
40.	<p>Case Number: COD2020-02109 Cited Address: 3630 Clermont St. Code Officer: Adam Dees Date Case Initiated: 05-05-20 Property Owner: Harley Chester III Notice of Violation Served On: 06-17-20 Ward: 2</p>	<p>Case presented by Code Enforcement Officer Adam Dees. Mr. Harley III, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr.</p>



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		Bosworth, seconded by Mr. Martin, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.
41.	<p>Case Number: COD2020-03249 Cited Address: 2641 Elmwood St. Code Officer: Adam Dees Date Case Initiated: 06-24-20 Property Owner: Alexandre Fred + Neal Sherry K Notice of Violation Served On: 08-05-20 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-19-21</p>
42.	<p>Case Number: COD2020-02108 Cited Address: 2074 Henderson Ave. Code Officer: Adam Dees Date Case Initiated: 05-05-20 Property Owner: Lighthouse Church Of Jesus Chr Notice of Violation Served On: 06-18-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-20-21</p>
43.	<p>Case Number: COD2020-04301 Cited Address: 2650 Park Windsor Dr. Code Officer: Adam Dees Date Case Initiated: 08-20-20 Property Owner: Evanston Park Condo Ph 1 Gpm Inc. Notice of Violation Served On: 10-06-20 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>
44.	<p>Case Number: COD2020-04768 Cited Address: 2327 Towles St. Code Officer: Adam Dees Date Case Initiated: 09-04-20 Property Owner: Calloway Carolyn Devon Notice of Violation Served On: 09-24-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-21-21</p>



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45.	<p>Case Number: COD2020-02182 Cited Address: 3770 Veronica S Shoemaker Blvd. Code Officer: Adam Dees Date Case Initiated: 05-11-20 Property Owner: Mome Inc. Notice of Violation Served On: 06-30-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Adam Dees. Mr. Bruce, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City 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 Mr. Martin, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,00.00.</p>
46.	<p>Case Number: COD2020-05406 Cited Address: 2855 Winkler Ave. 116 Code Officer: Adam Dees Date Case Initiated: 10-08-20 Property Owner: Strategy Detroit LLC. Notice of Violation Served On: 10-16-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Adam Dees. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City 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 February 11, 2021, or a fine of \$100.00 per day be imposed starting on February 11, 2021, and capped at \$25,000.00.</p>
47.	<p>Case Number: COD2020-03889 Cited Address: 2137 Alicia St. Code Officer: John Sellers Date Case Initiated: 08-07-20 Property Owner: Alariana LLC. Notice of Violation Served On: 08-15-20 Ward: 4</p>	<p>Case presented by Code Enforcement Officer John Sellers. Mr. Jason, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City 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 April 8, 2021, or a fine of \$100.00 per</p>



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		day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.
48.	<p>Case Number: COD2020-03757 Cited Address: 3675 Broadway B5 Code Officer: John Sellers Date Case Initiated: 08-04-20 Property Owner: Windsor East Flats LLC. Notice of Violation Served On: 08-15-20 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-28-21</p>
49.	<p>Case Number: COD2020-02991 Cited Address: 2230 Central Ave. Code Officer: John Sellers Date Case Initiated: 06-09-20 Property Owner: Central Ft Myers Portfolio LLC. Notice of Violation Served On: 06-24-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer John Sellers. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
50.	<p>Case Number: COD2020-03362 Cited Address: 2361 Franklin St. Code Officer: John Sellers Date Case Initiated: 07-01-20 Property Owner: Lacomme Clermeus + Mimose Notice of Violation Served On: 08-27-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer John Sellers. No one in attendance representing property owner. Code Enforcement Manager Michael Titmuss presented the City 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 unanimously carried that all violations must be abated by March 11, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>



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51.	<p>Case Number: COD2019-04495 Cited Address: 2229 Hanson St. Code Officer: John Sellers Date Case Initiated: 11-22-19 Property Owner: Louis Johnny P + Rosemary P Notice of Violation Served On: 02-12-20 Ward: 3</p>	<p>Case presented by Code Enforcement Officer John Sellers. Mr. Louis, Property Owner, presented the case. Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Bosworth, seconded by Mr. Shaw, 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 8, 2021, or a fine of \$100.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
52.	<p>Case Number: COD2020-01982 Cited Address: 2041 Linhart Ave. Code Officer: John Sellers Date Case Initiated: 04-28-20 Property Owner: Silvercreek Realty Investments Notice of Violation Served On: 07-02-20 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-20-21</p>
53.	<p>Case Number: COD2020-00874 Cited Address: 1925 Velasco St. Code Officer: John Sellers Date Case Initiated: 03-04-20 Property Owner: Peterson Major III Notice of Violation Served On: 09-28-20 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> 01-26-21</p>
54.	<p>Case Number: COD-000864-2020 Cited Address: 3519 Eastland St Code Enforcement Field Supervisor: Jeffrey Gonzales Date Case Initiated: 12-17-20 Property Owner: US Federal Property Holdings L Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 2</p> <p>START HERE THERE IS ISSUE WITH ORDER</p>	<p>Case presented by Code Enforcement Field Supervisor Jeffrey Gonzales. Mr. Maderoso, Representative, presented the case. It was moved by Ms. Connors, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Ms. Connors, seconded by Mr. Overholser, and unanimously carried that all permits must be obtained by April 8, 2021, and that all violations must be abated by May 13, 2021, or a fine of \$250.00 per day be imposed retroactive</p>



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

February 11, 2021

1:00 p.m.

		to February 11, 2021, capped at \$25,000.00, and the City shall abate.
55.	<p>Case Number: COD2017-02141 Cited Address: 3106 Michigan Ave. Code Enforcement Field Supervisor: Jeffrey Gonzales Date Case Initiated: 05-26-17 Property Owner: Gallagher American Family Fune Notice of Violation Served On: 05-26-17 Ward: 1</p>	<p>Case presented by Code Enforcement Field Supervisor Jeffrey Gonzales. Attorney Jones, Representative, presented the case. Code Enforcement Manager Michael Titmuss presented the City 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 the structure be painted by April 8, 2021, the parking lot repaired by August 12, 2021, and the structural issues abated by February 10, 2022 or a fine of \$250.00 per day be imposed retroactive to February 11, 2021, and capped at \$10,000.00.</p>
56.	<p>ORDER OF LIEN Number: 2021-0211 AGENDA ITEMS 57-64 LISTED AS OLD BUSINESS</p>	<u>WITHDRAWN 02-11-21</u>
57.	<p>Mitigation Case Number: COD2020-00302 Cited Address: 2137 Alicia St. Property Owner: Alariana LLC Current Lien Amount: \$5,400.00 Lien Cap Amount: \$10,000.00 Hard Costs: \$801.70 Lien Imposed: 11-12-20 Lien Recorded: 12-28-20 Case Complied: 01-04-21 Owner Purchased on: 04-17-13 by Quit Claim Deed for \$10.00.</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried to mitigate the fine in the amount of \$5,400.00 to \$801.70, if paid by April 8, 2021, or the fine will revert back to the original lien amount as ordered.</p>



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February 11, 2021

1:00 p.m.

58.	<p>Mitigation Case Number: COD2020-00367 Cited Address: 4790 S Cleveland Ave. Property Owner: Pinewood South Condominium Ass Current Lien Amount: \$4,800.00 Lien Cap Amount: \$10,000.00 Hard Costs: \$1,176.70 Lien Imposed: 10-08-20 Lien Recorded: 12-03-20 Case Complied: 11-12-20 Owner Purchased on: 07-10-19 by Warranty Deed for \$2,000.00</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. Attorney Mace, Representative, presented the case. It was moved by Ms. Conners, seconded by Mr. Shaw, and passed by majority to mitigate the fine in the amount of \$4,800.00 to \$1,176.70, if paid by April 8, 2021, or the fine will revert back to the original lien amount as ordered.</p>
59.	<p>CONDITIONAL ABATEMENT ORDER Case Number: COD2009-12416 Cited Address: 3771 Edgewood Ave. Code Enforcement Field Supervisor: Jeffrey Gonzales Date Case Initiated: 12-09-12 Property Owner: Lucas Chandler M & Lucas Shirley K Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 6</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. Mrs. Lucas, Property Owner, presented her case. It was moved by Mr. Overholser, seconded by Ms. Conners, and unanimously carried to approve the Conditional Abatement Agreement.</p>
60.	<p>Mitigation Case Number: COD2019-00816 Cited Address: 2491 Highland Ave. Property Owner: Dilny David M Tr. For David Michael Dilny Trust Current Lien Amount: \$33,800.00 Lien Cap Amount: \$10,000.00 Hard Costs: 1,176.70 Lien Imposed: 01-09-20 Lien Recorded: 03-20-20 Case Complied: 12-11-20 Owner Purchased on: 09-03-15 by Warranty Deed for \$95,000.00</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. Mr. Dilny, Representative, presented the case. It was moved by Mr. Overholser, seconded by Mr. Shaw, and unanimously carried to mitigate the fine in the amount of \$10,000.00 to \$1,176.70, if paid by April 8, 2021, or the fine will revert back to the original lien amount as ordered.</p>



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

February 11, 2021

1:00 p.m.

<p>61.</p>	<p>Mitigation Case Number: COD2015-01736 Cited Address: 2640 Larmie St. Property Owner: Primus Vance Jarrette M Jr Current Lien Amount: \$397,500.00 Lien Cap Amount: no cap Hard Costs: \$2,609.00 Lien Imposed: 01-14-16 Lien Recorded: 12-28-20 Case Complied: 05-21-20 Owner Purchased on: 04-17-13 by Quit Claim Deed for \$10.00.</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. Mr. Primus, Property Owner, presented the case. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried to mitigate the fine in the amount of \$397,500.00 to \$1,000.00, if paid by April 8, 2021, or the fine will revert back to the original lien amount as ordered.</p>
<p>62</p>	<p>Conditional Release Mitigation 46 Liened Invoices & 2 Liened code cases Cited Address: 3329 South St. Property Owner: HZ Properties LLC Total Invoice: \$193,906.36 Owner Purchased on: 12-07-16 by Special Warranty Deed for \$1,525.00 Resident at 3325 South St, Catherine Jordan is requesting a Conditional Release of Lien, she is attempting to buy the lot next her property.</p>	<p>Code Enforcement Manager Michael Titmuss presented the City recommendations. Catherine Rogers, Potential New Buyer, presented the case. It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried to approve the conditional release of liens if Ms. Rogers is successful and purchases the property.</p>
<p>63.</p>	<p>Administrative Item: Request a motion to approve for Conditional Release of lien for 2949 Sunset Rd COD2011-02756, COD2016-00870, and COD2018-04945. Payment of \$12,500 paid by March 11, 2021 and compliance by May 13, 2021.</p>	<p>It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried to approve the Conditional Release of liens if the conditions are met.</p>
<p>64.</p>	<p>Administrative Item: Request a motion to approve a Release of Lien for COD2020-02029 6209 Meadow View Cir., miss compliance date by less than 30 days, it was permit issue.</p>	<p>It was moved by Mr. Overholser, seconded by Mr. Martin, and unanimously carried to release the lien.</p>



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

February 11, 2021

1:00 p.m.

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.