



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

July 13, 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 Present	Roger Bosworth Ward 1 Present	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 Present

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

Chairman’s Opening Statement	Read
Public Input on Non-Public Hearing Items	Mr. Butler spoke in regarding an Air B & B running at 1427 El Prado Ave. He was advised that the case was scheduled for the July 25 th hearing.
Pledge of Allegiance to the Flag of the United States of America	Led by Mr. Overholser.
Roll Call	
Interpreter Alejandro Vivez from Tico Translating Interpreting Interpreted the Oath in Spanish	No one in audience requested interpretation.
Clerk administers Oath to all parties addressing the board	Administered
Clerk announces all cases to be heard	
AGENDA ITEMS 1-48 LISTED AS NEW BUSINESS	
1. Request a motion to approve minutes from June 8, 2023	It was moved by Ms. Conners, seconded by Mr. Shaw, and unanimously carried that order of lien 2023-0713 be approved.



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2.	<p>Case Number: COD-022275-2023 Cited Address: 10939 & 10945 Legacy Gateway Cir. Property Owner: Legacy Gateway 60 LLC + Legacy Gateway 40 LLC Environmental Analyst/Code Officer: Wes Anderson Date Case Initiated: 03-02-23 Violation: FMC 90-294 - Determination of compliance or noncompliance Notice of Violation Served On: 03-13-23 Ward: 6</p>	<p>Case presented by Environmental Analyst/Code Enforcement Officer Wes Anderson. Mr. Ninjas, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's 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 September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$100,000.00.</p>
3.	<p>Case Number: COD-022277-2023 Cited Address: 10955 & 10963 Legacy Gateway Cir Property Owner: Legacy Gateway 60 LLC + Legacy Gateway 40 LLC Environmental Analyst/Code Officer: Wes Anderson Date Case Initiated: 03-02-23 Violation: FMC 90-294 - Determination of compliance or noncompliance Notice of Violation Served On: 03-13-23 Ward: 6</p>	<p>Case presented by Environmental Analyst/Code Enforcement Officer Wes Anderson. Mr. Ninjas, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City's 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 September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$100,000.00.</p>



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<p>4.</p>	<p>Unsafe Structure - Fire Case Number: COD-024321-2023 Cited Address: 382 Melody Ct. Property Owner: Willis Larry R + Willis Ancelyn Y Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 05-02-23 Violation: Unsafe Structure FMC 54-156 through 54-167. Ward: 4</p>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith. Ms. Willis, Property owner, presented the case. It was moved by Ms. Chafatelli, seconded by Mr. Shaw, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Bosworth, and unanimously carried that all violations must be abated by July 11, 2024, or a fine of \$250.00 per day be imposed starting on July 11, 2024, no cap, and the City's shall abate.</p>
<p>5.</p>	<p>Case Number: COD-019491-2022 Cited Address: 3201 Palm Beach Blvd. Property Owner: Dunton Albert W Jr & Jean F Code Enforcement Field Supervisor: Tom Smith Date Case Initiated: 10-18-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 02-24-23 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Tom Smith. Mr. Dunton, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City's recommendations. It was moved by Mr. Krise, seconded by Ms. Conners, and unanimously carried to find the defendant guilty. It was moved by Mr. Krise, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by January 11, 2024, or a fine of \$250.00 per day be imposed starting on January 11, 2024, and capped at \$100,000.00.</p>
<p>6.</p>	<p>Case Number: COD-019346-2022 Cited Address: 1326 Alhambra Dr. Property Owner: Woodard James R & Kristie R L/ Code Officer: Gary Robinson Date Case Initiated: 09-21-22 Violation: FMC 118.3.5.E.7.d. Temporary uses and structures; Trailers, semi-trailers, boat trailers and RVs Notice of Violation Served On: 09-26-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-21-23</u></p>



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7.	<p>Case Number: COD-020875-2022 Cited Address: 1464 Barcelona Ave. Property Owner: Giles Steven M Code Officer: Gary Robinson Date Case Initiated: 01-04-23 Violation: FMC 118.2.1.A.1.a.c - Residential Districts., FMC 118.3.5.E.7.d. Temporary uses and structures; Trailers, semi-trailers, boat trailers and RVs Notice of Violation Served On: 01-25-23 Ward: 4</p>	<u>WITHDRAWN</u>
8.	<p>Case Number: COD-019879-2022 Cited Address: 2524 Congress St. #7 Property Owner: SW Paradise LLC Code Officer: Gary Robinson Date Case Initiated: 11-16-22 Violation: IPMC 309.1 - Infestation Notice of Violation Served On: 01-09-23 Ward: 4</p>	<u>DISMISSED DUE TO COMPLIANCE 06-21-23</u>
9.	<p>Case Number: COD-020909-2023 Cited Address: 3038 Cleveland Ave. Property Owner: JBCC Cleveland Ave. LLC Code Officer: Gary Robinson Date Case Initiated: 01-05-23 Violation: FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-444. - Public nuisance, IPMC 108.1.5 Dangerous structure or premises, IPMC 301.3 Vacant Structures & Land Notice of Violation Served On: 02-03-23 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. Mr. Albion, 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 January 11, 2024, or a fine of \$250.00 per day be imposed starting on January 11, 2024, and capped at \$50,000.00.</p>
10.	<p>Case Number: COD-016242-2022 Cited Address: 3134 Cortez Blvd. Property Owner: Tuck Heather & Robison Zachary Code Officer: Gary Robinson Date Case Initiated: 05-12-23 Violation: FMC 118.3.5.F.4.d Temporary uses and structures; Trailers, semi-trailers, boat trailers and RVs., FMC 54-117– Accumulations, FMC 54-246 – Storage, IPMC</p>	<u>WITHDRAWN BY CITY</u>



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	<p>102.5 – Workmanship, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 07-21-22 Ward: 4</p>	
11.	<p>Case Number: COD-020397-2022 Cited Address: 1242 Plumosa Dr. Property Owner: Hodsdon Judith Ann Code Officer: Gary Robinson Date Case Initiated: 12-08-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, IPMC 303.1 – Swimming Pools, Hot Tubs and Spas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 01-09-23 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson. Ms. Monials, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Conners, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Ms. Conners, seconded by Mr. Overholser, and unanimously carried that the pool be shocked, drained and fenced by July 24, 2023, and all violations must be abated by October 12, 2023, or a fine of \$250.00 per day be imposed starting on October 12, 2023, and no cap.</p>
12.	<p>Case Number: COD-019742-2022 Cited Address: 1560 Ricardo Ave. Property Owner: CP International Inc. Code Officer: Gary Robinson Date Case Initiated: 10-24-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 01-09-23 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Gary Robinson and 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 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>



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13.	<p>Case Number: COD-019127-2022 Cited Address: 2714 Shriver Dr. Property Owner: Trisons Family LLC. Code Officer: Gary Robinson Date Case Initiated: 11-18-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 12-30-22 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-21-23</u></p>
14.	<p>Case Number: COD-019735-2022 Cited Address: 2135 Virginia Ave #13 Property Owner: Versatile Properties LLC. Code Officer: Gary Robinson Date Case Initiated: 11-02-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 12-28-22 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. Bosworth, seconded by Ms. Conners, 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 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$50,000.00.</p>
15.	<p>Case Number: COD-019738-2022 Cited Address: 2135 Virginia Ave. #14 Property Owner: Karic Properties LLC. Code Officer: Gary Robinson Date Case Initiated: 11-02-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 01-18-23 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. Overholser, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$50,000.00.</p>



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16.	<p>Case Number: COD-019408-2022 Cited Address: 4636 Deleon St. G233 Property Owner: Park Place Apartments Owner LL Code Officer: Natalie Castellano Date Case Initiated: 11-18-22 Violation: IPMC 305.3 Interior Surfaces Notice of Violation Served On: 02-03-23 Ward: 5</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-15-23</u></p>
17.	<p>Case Number: COD-021547-2023 Cited Address: 3710 Nelson Tillis Blvd. #104 Property Owner: Housing Authority of The City Code Officer: Natalie Castellano Date Case Initiated: 02-01-23 Violation: IPMC 305.3 Interior Surfaces, IPMC 603.1 - Mechanical Appliances Notice of Violation Served On: 03-13-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-11-23</u></p>
18.	<p>Case Number: COD-020339-2022 Cited Address: 4226 Othello Ln. #101 Property Owner: Housing Authority of The City Code Officer: Natalie Castellano Date Case Initiated: 12-01-22 Violation: IPMC 305.3 Interior Surfaces, IPMC 309.1 – Infestation, IPMC 603.1 - Mechanical Appliances Notice of Violation Served On: 01-30-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-12-23</u></p>
19.	<p>Case Number: COD-022195-2023 Cited Address: 0 Braman Ave. Property Owner: Carrigan Brothers LLC Code Officer: Cynthia Warren Date Case Initiated: 03-01-23 Violation: FMC 118.3.7 B 1 Outside Storage Notice of Violation Served On: 03-21-23 Ward: 3</p>	<p>Same motion for Agenda Item 19, 20, 21. Case presented by Code Enforcement Officer Cynthia Warren. Mr. Carrigan, 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. Dorsey, and unanimously carried that all violations must be abated by August 10, 2023, or a fine of \$200.00 per day</p>



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		be imposed starting on August 10, 2023, and capped at \$50,00.00.
20.	<p>Case Number: COD-022197-2023 Cited Address: 0 Braman Ave. Property Owner: Carrigan Brothers LLC. Code Officer: Cynthia Warren Date Case Initiated: 03-01-23 Violation: FMC 118.3.7 B 1 Outside Storage Notice of Violation Served On: 03-21-23 Ward: 3</p>	<p>Same motion for Agenda Item 19, 20, 21. Case presented by Code Enforcement Officer Cynthia Warren. Mr. Carrigan, 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. Dorsey, 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 \$50,00.00.</p>
21.	<p>Case Number: COD-022198-2023 Cited Address: 00 Braman Ave. Property Owner: Carrigan Brothers LLC. Code Officer: Cynthia Warren Date Case Initiated: 03-01-23 Violation: FMC 118.3.7 B 1 Outside Storage Notice of Violation Served On: 03-21-23 Ward: 3</p>	<p>Same motion for Agenda Item 19, 20, 21. Case presented by Code Enforcement Officer Cynthia Warren. Mr. Carrigan, 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. Dorsey, 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 \$50,00.00.</p>



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<p>22.</p>	<p>Case Number: COD-019011-2022 Cited Address: 2311 Carrell Rd. Property Owner: Amaral Erick + Hernandez Steve Code Officer: Cynthia Warren Date Case Initiated: 09-07-22 Violation: FMC 54-117 – Accumulations, IPMC 302.7 – Accessory Structures, IPMC 304.13 –Window/Skylight/Door Frames, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.3 – Premises Identification, IPMC 304.10 Stairways, Decks, Porches, and Balconies Notice of Violation Served On: 12-23-22 Ward: 3</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. 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 September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>
<p>23.</p>	<p>Case Number: COD-022206-2023 Cited Address: 3065 Cranford Ave. Property Owner: Carrigan Brothers LLC Code Officer: Cynthia Warren Date Case Initiated: 03-01-23 Violation: FMC 102-81 – Construction Permit Required, FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, IPMC 304.8 – Decorative Features Notice of Violation Served On: 03-21-23 Ward: 3</p>	<p>Case presented by Code Enforcement Officer Cynthia Warren, Environmental Analyst/Code Officer Wes Anderson. Mr. Carrigan and Mr. Lewis, Property Owner, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Krise, seconded by Ms. Chafatelli, and unanimously carried to find the defendant guilty. It was moved by Mr. Krise, seconded by Ms. Chafatelli, and unanimously carried that all violations must be abated by October 12, 2023, or a fine of \$200.00 per day be imposed starting on October 12, 2023, and capped at \$50,000.00.</p>
<p>24.</p>	<p>Case Number: COD-017709-2022 Cited Address: 2600-2628 Fowler St. Property Owner: Midtown Business Center LLC. Code Officer: Cynthia Warren Date Case Initiated: 07-12-22 Violation: FMC 54-117 – Accumulations, IPMC 302.7 – Accessory Structures, IPMC 304.2/304.6 – Protective Treatment/Exterior</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 Mr. Dorsey, seconded by Ms. Connors, and unanimously carried to find the defendant guilty. It was moved</p>



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	<p>Walls, IPMC 304.3 – Premises Identification, IPMC 304.8 – Decorative Features Notice of Violation Served On: 09-19-22 Ward: 3</p>	<p>by Mr. Dorsey, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$100,000.00.</p>
<p>25.</p>	<p>Case Number: COD-017673-2022 Cited Address: 2650 Fowler St. Property Owner: Okab Walid Tr. for 2650 Fowler Street Land Trust Code Officer: Cynthia Warren Date Case Initiated: 07-12-22 Violation: FMC 102-81 – Construction Permit Required, FMC 134.3.4 Surface Material/Construction and Design Standards, FMC 54-117 – Accumulations, FMC 54-444. - Public nuisance, IPMC 302.7 – Accessory Structures Notice of Violation Served On: 09-19-22 Ward: 3</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-13-23</u></p>
<p>26.</p>	<p>Case Number: COD-018092-2022 Cited Address: 2340 Stella St. Property Owner: Noellan Holdings LLC. Code Officer: Cynthia Warren Date Case Initiated: 08-02-22 Violation: FMC 102-81 – Construction Permit Required, FMC 134.3.8 Lighting Standards, FMC 54-117 – Accumulations, FMC 86-69 – Parking in Residential Areas, IPMC 302.3 – Sidewalks and Driveways, IPMC 304.8 – Decorative Features Notice of Violation Served On: 10-14-22 Ward: 3</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 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 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$50,000.00.</p>



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27.	<p>Case Number: COD-018896-2022 Cited Address: 0 Access Undetermined Folio ID# 10485448 Property Owner: Hughes Debra Sue + Durdak Gregory S Code Officer: Sean Diaz Date Case Initiated: 09-01-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 02-08-23 Ward: 4</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
28.	<p>Case Number: COD-019941-2022 Cited Address: 1518 Brookhill Dr. Property Owner: Tesman-Wallace Amira + Wallace Jojo Et Al Code Officer: Sean Diaz Date Case Initiated: 11-18-22 Violation: FMC 54-156 Definitions (Major/Minor) 54-157 Enumeration), 90-3 (b), FMC 90-3 (b) Violations/Penalties Notice of Violation Served On: 02-10-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
29.	<p>Case Number: COD-019756-2022 Cited Address: 2500 Edwards Dr. Property Owner: 2500 Edwards Drive Owner LLC Code Officer: Sean Diaz Date Case Initiated: 11-01-22 Violation: FMC 102-81 – Construction Permit Required, FMC 54-447 (a)(b)(d)(e) - Security requirements, IPMC 304.12 – Handrails and guards, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 305.3 Interior Surfaces, IPMC 305.6 Interior Doors, IPMC 606.2 - Elevators., IPMC Interior 305.4 Stairs and Walking Surfaces Notice of Violation Served On: 01-24-23 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Sean Diaz, and Code Enforcement Manager Mark Campbell. Ms. Prototo, Representative, presented the case. Public input from tenant Ms. Verhulst. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Mr. Overholser, seconded by Ms. Conners, and unanimously carried to find the defendant guilty. It was moved by Mr. Overholser, seconded by Ms. Conners, and passed by majority that all violations must be abated by January 11, 2024, or a fine of \$250.00 per day be imposed starting on January 11, 2024, and capped at \$100,000.00.</p>



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30.	<p>Case Number: COD-019475-2022 Cited Address: 2590 First St. Property Owner: Ben Mar Condo Assn Code Officer: Sean Diaz Date Case Initiated: 10-17-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 12-27-22 Ward: 4</p>	<p>Case presented by Code Enforcement Officer Sean Diaz. Mr. Martell, 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 find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by September 14, 2023, or a fine of \$200.00 per day be imposed starting on September 14, 2023, and capped at \$50,000.00.</p>
31.	<p>Case Number: COD-019045-2022 Cited Address: 2736 Guava St. Property Owner: Liberating Homes LLC. Code Officer: Sean Diaz Date Case Initiated: 09-08-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 12-03-22 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-13-23</u></p>
32.	<p>Case Number: COD-020205-2022 Cited Address: 3334 Highland Ave. Property Owner: Marion Tory Code Officer: Sean Diaz Date Case Initiated: 11-29-22 Violation: FMC 86-69 – Parking in Residential Areas Notice of Violation Served On: 02-28-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
33.	<p>Case Number: COD-020520-2022 Cited Address: 1919 Lillie St. B Property Owner: Orengo Investments LLC. Code Officer: Sean Diaz Date Case Initiated: 12-09-22 Violation: IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.15 Doors, IPMC 501.2 Plumbing Facilities and</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-07-23</u></p>



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	<p>Fixture Requirements. Responsibility, IPMC 605.2 - Electrical Equipment. Receptacles Notice of Violation Served On: 02-10-23 Ward: 1</p>	
34.	<p>Case Number: COD-020843-2022 Cited Address: 2625 Lime St. Property Owner: Willett Rebecca Dulany Code Officer: Sean Diaz Date Case Initiated: 12-28-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 54-117 – Accumulations, FMC 86-66. - Prohibited in specified places., FMC 86-69 – Parking in Residential Areas Notice of Violation Served On: 02-28-23 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. Krise, seconded by Ms. Connors, and unanimously carried to find the defendant guilty. It was moved by Mr. Krise, seconded by Mr. Overholser, 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>
35.	<p>Case Number: COD-019069-2022 Cited Address: 1504 Live Oak Dr. Property Owner: Levy Warren Atwood Code Officer: Sean Diaz Date Case Initiated: 09-09-22 Violation: FMC 102-81 – Construction Permit Required, FMC 54-119 - Clearance of Lands Required, IPMC 302.7 – Accessory Structures, IPMC 304.13 –Window/Skylight/Door Frames, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls, IPMC 304.7 - Roofs and Drainage Notice of Violation Served On: 02-10-23 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Sean Diaz. Mr. Levy, Representative, presented the case. Code Enforcement Field Superior Tom Smith presented the City’s 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 September 14, 2023, or a fine of \$250.00 per day be imposed starting on September 14, 2023, and capped at \$25,000.00.</p>



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<p>36.</p>	<p>Case Number: COD-021790-2023 Cited Address: 3040 Oasis Grand Blvd. Property Owner: 3040 Oasis Grand Blvd Owner LL Code Officer: Sean Diaz Date Case Initiated: 02-09-23 Violation: FMC 54-397 Requirements for Building Maintenance, IPMC 606.2 - Elevators. Notice of Violation Served On: 03-20-23 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Sean Diaz and Code Enforcement Manager Mark Campbell. Ms. Farber, 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 November 9, 2023, or a fine of \$250.00 per day be imposed starting on November 9, 2023, and capped at \$100,000.00.</p>
<p>37.</p>	<p>Case Number: COD-019647-2022 Cited Address: 1626 Starnes Ave. Property Owner: Richardson Jimmy Code Officer: Sean Diaz Date Case Initiated: 11-18-22 Violation: FMC 54-117 – Accumulations, FMC 54-246 – Storage Notice of Violation Served On: 03-01-23 Ward: 2</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>07-06-23</u></p>
<p>38.</p>	<p>Case Number: COD-020489-2022 Cited Address: 4151 Desoto Ave. Property Owner: Velazquez Edith Code Officer: Jean Paul Ibanez Date Case Initiated: 12-08-22 Violation: FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required, FMC 54-156 Definitions (Major/Minor) 54-157 Enumeration), 90-3 (b), FMC 90-3 (b) Violations/Penalties Notice of Violation Served On: 01-26-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>



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1:00 p.m.

39.	<p>Case Number: COD-017927-2022 Cited Address: 210 Eugenia Ave. Property Owner: Marion Dorothy J Code Officer: Jean Paul Ibanez Date Case Initiated: 07-22-22 Violation: 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: 01-25-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
40.	<p>Case Number: COD-014900-2022 Cited Address: 1764 Glenway Ct. Property Owner: Barnes Michael + Barnes Mildred Code Officer: Jean Paul Ibanez Date Case Initiated: 03-09-22 Violation: FMC 86-69 – Parking in Residential Areas, IPMC 304.2/304.6 – Protective Treatment/Exterior Walls Notice of Violation Served On: 07-06-22 Ward: 1</p>	<p><u>WITHDRAWN BY CITY</u></p>
41.	<p>Case Number: COD-018444-2022 Cited Address: 4004 Iroquois Ave. Property Owner: Alexander Cleshea T Code Officer: Jean Paul Ibanez Date Case Initiated: 08-15-22 Violation: FMC 102-81 – Construction Permit Required Notice of Violation Served On: 01-07-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-23-23</u></p>
42.	<p>Case Number: COD-019914-2022 Cited Address: 4190 Palm Beach Blvd. Property Owner: Quito Investments Group LLC. Code Officer: Jean Paul Ibanez Date Case Initiated: 11-17-22 Violation: FMC 126-40. - Signs requiring a permit receiving an exemption., IPMC 304.7 - Roofs and Drainage, IPMC 305.6 Interior Doors, IPMC 309.1 - Infestation Notice of Violation Served On: 02-13-23 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 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 September 14, 2023, or a fine of \$250.00 per day be imposed starting on</p>



**ACTION AGENDA
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1:00 p.m.

		September 14, 2023, and capped at \$50,000.00.
43.	<p>Case Number: COD-018602-2022 Cited Address: 645 Pine St. Property Owner: Estrella Joel Code Officer: Jean Paul Ibanez Date Case Initiated: 08-18-22 Violation: FMC 102-81 – Construction Permit Required, FMC 54-246 – Storage, FMC 86-69 – Parking in Residential Areas, IPMC 304.13 – Window/Skylight/Door Frames, IPMC 304.3 – Premises Identification, IPMC 304.8 – Decorative Features Notice of Violation Served On: 02-01-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
44.	<p>Case Number: COD-016708-2022 Cited Address: 104 Santa Lucia Dr. Property Owner: Guillen Elmer Code Officer: Jean Paul Ibanez Date Case Initiated: 06-02-22 Violation: FMC 54-117 – Accumulations, FMC 54-119 - Clearance of Lands Required Notice of Violation Served On: 02-13-23 Ward: 1</p>	<p><u>DISMISSED DUE TO COMPLIANCE</u> <u>06-14-23</u></p>
45.	<p>Case Number: COD-017498-2022 Cited Address: 3608 Seminole Ave C202 Property Owner: Cypress Court LLC. Code Officer: Jean Paul Ibanez Date Case Initiated: 07-06-22 Violation: IPMC 309.1 - Infestation Notice of Violation Served On: 09-08-22 Ward: 1</p>	<p>Case presented by Code Enforcement Officer Jean Paul Ibanez and Code Enforcement Manager Mark Campbell. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and unanimously carried to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and unanimously carried that all violations must be abated by 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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July 13, 2023

1:00 p.m.

46.	<p>Case Number: COD-014732-2022 Cited Address: 3717 Washington Ave. Property Owner: Guerra Maria Alina Code Officer: Jean Paul Ibanez Date Case Initiated: 02-28-22 Violation: FMC 102-81 – Construction Permit Required, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 01-25-23 Ward: 1</p>	<u>WITHDRAWN BY CITY 07-05-23</u>
47.	<p>Case Number: COD-018597-2022 Cited Address: 4171 Washington Ave. Property Owner: Da Silva Roselia Sena Code Officer: Jean Paul Ibanez Date Case Initiated: 08-18-22 Violation: FMC 102-81 – Construction Permit Required, FMC 86-69 – Parking in Residential Areas, IPMC 302.3 – Sidewalks and Driveways Notice of Violation Served On: 02-03-23 Ward: 1</p>	<u>DISMISSED DUE TO COMPLIANCE 07-11-23</u>
48.	ORDER OF LIEN Number: 2023-0713	It was moved by Ms. Conners, seconded by Mr. Shaw, and unanimously carried that order of lien 2023-0713 be approved.
AGENDA ITEMS 49-56 LISTED AS OLD BUSINESS		



**ACTION AGENDA
CODE ENFORCEMENT BOARD**

July 13, 2023
1:00 p.m.

<p>49.</p>	<p>Continued for 06-09-22 & 09-08-22 Case Number: COD2020-02251 Cited Address: 2986 Dunbar Ave. Property Owner: Lyons Fredrick D + Preston Lorena T Code Officer: Adam Dees/Gary Robinson Date Case Initiated: 05-12-20 Violations: FMC 54-246 Storage FMC 86-69 Parking in Residential Areas IPMC 304.1 General; Exterior Structure IPMC 304.2 Protective Treatment IPMC 304.6 Exterior Walls IPMC 304.8 Decorative Features FMC 54-396 International Property Maintenance Code Adopted Notice of Violation Served On: 11-17-20 CEB Order: Case presented by Code Enforcement Officer Casey White. Mr. & Mrs. Lyons, Property Owners, 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 September 9, 2022, Code Enforcement Board Hearing. CEB Order: Case presented by Code Enforcement Officer Jean Paul Ibanez. It was moved by Ms. Conners, seconded by Mr. Overholser, and unanimously carried to continue the case to the October 13, 2022, Code Enforcement Board Hearing. CEB Order: Case presented by Code Enforcement Officer Adam Dees. It was moved by Ms. Conners, seconded by Ms. Chafatelli, and unanimously carried to continue the case to the July 13, 2023 Code Enforcement Board Hearing. Ward: 3</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. Krise, seconded by Mr. Dorsey, and unanimously carried to find the defendant guilty. It was moved by Mr. Krise, seconded by Mr. Dorsey, and unanimously carried that all violations must be abated by November 9, 2023, or a fine of \$200.00 per day be imposed starting on November 9, 2023, and capped at \$25,000.00.</p>
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**ACTION AGENDA
CODE ENFORCEMENT BOARD**

July 13, 2023
1:00 p.m.

<p>50.</p>	<p>Non-Compliance 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 CEB Order: 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>	<p>Case presented by Code Enforcement Field Supervisor Tom Smith and Code Enforcement Manager Mark Campbell. Ms. Rivera, Representative, 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 passed by majority to find the property in noncompliance and the City shall abate by any means necessary.</p>
<p>51.</p>	<p>Mitigation Case Number: COD-003779-2021 Cited Address: 2446 Cortez Blvd. Property Owner: Bello Matthews Lizaida Current Lien Amount: \$81,900.00 Lien Cap Amount: \$5,000.00 Hard Costs: \$1,102.10 Lien Imposed: 11-10-21 Lien Recorded: 12-21-21 Case Complied: 05-09-23 CEB Order: Case presented by Code Enforcement Officer Gary Robinson. No one in attendance representing property owner. Code Enforcement Field Superior Tom Smith presented the City’s recommendations. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and passed by majority to find the defendant guilty. It was moved by Ms. Chafatelli, seconded by Mr. Overholser, and passed by majority that all violations must be abated by December 9, 2021, or a fine of</p>	<p>Ms. Bello-Mathew, Property Owner, presented the case. Code Enforcement Clerk Kimberly LeFebvre presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Mr. Overholser, and unanimously carried to mitigate the fine in the amount of \$5,000.00 to \$0.</p>



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July 13, 2023

1:00 p.m.

	<p>\$150.00 per day be imposed retroactive to November 10, 2021, and capped at \$5,000.00.</p>	
<p>52.</p>	<p>Mitigation Case Number: COD-016925-2022 Cited Address: 2715 Crag St. Property Owner: R D Ramadon Inc. Current Lien Amount: \$5,750.00 Lien Cap Amount: \$50,000.00 Hard Costs: \$1,032.30 Lien Imposed: 06-08-23 Lien Recorded: 06-23-23 Case Complied: 06-30-23 Date Case Initiated: 06-10-22 Date Case Initiated: 06-10-22 Violation: FMC 118.3.7 B 1 Outside Storage, FMC 134.3.4 Surface Material/Construction and Design Standards, FMC 54-117 – Accumulations, FMC 82-183 Required Notice of Violation Served On: 08-10-22 Case presented by Code Enforcement Officer Cynthia Warren. Mr. Ramadon Jr., Property Owner, 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 June 8, 2023, or a fine of \$250.00 per day be imposed starting on June 8, 2023, and capped at \$50,000.00. Ward: 3</p>	<p>Attorney Terry Cramer, Representative, presented the case. Code Enforcement Clerk Kimberly LeFebvre presented the City’s recommendations. It was moved by Mr. Dorsey, seconded by Ms. Connors, and unanimously carried to mitigate the fine in the amount of \$5,750.00 to \$1,032.30 if paid by August 10, 2023, or the fine will revert back to the original lien amount as ordered.</p>



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July 13, 2023

1:00 p.m.

<p>53.</p>	<p>Mitigation Case Number: COD-015446-2022 Cited Address: 2850 Hanson St. Property Owner: Richard Group LLC Current Lien Amount: \$47,250.00 Lien Cap Amount: \$10,000.00 Hard Costs: \$957.30 Lien Imposed: 12-08-22 Lien Recorded: 12-15-22 Case Complied: 06-14-23 CEB Order: 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. Owner Purchased on: 03-03-22 by Warranty Deed for \$1,999,999.00</p>	<p>Mr. Richard, Representative, presented the case. Building Official Brent Brewster presented information to the Board. Code Enforcement Clerk Kimberly LeFebvre presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Ms. Chafatelli, and unanimously carried to mitigate the fine in the amount of \$10,000.00 to \$957.30 if paid by September 14, 2023, or the fine will revert back to the original lien amount as ordered.</p>
<p>54.</p>	<p>Mitigation Case Number: COD-015657-2022 Cited Address: 2850 Hanson St. Property Owner: Richard Group LLC Current Lien Amount: \$39,000.00 Lien Cap Amount: \$10,000.00 Hard Costs: \$877.10 Lien Imposed: 10-13-22 Lien Recorded: 12-15-22 Case Complied: 03-17-23 CEB Order: 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</p>	<p>Mr. Richard, Representative, presented the case. Code Enforcement Clerk Kimberly LeFebvre presented the City’s recommendations. It was moved by Mr. Overholser, seconded by Ms. Chafatelli, and unanimously carried to mitigate the fine in the amount of \$10,000.00 to \$877.10 if paid by September 14, 2023, or the fine will revert back to the original lien amount as ordered.</p>



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July 13, 2023

1:00 p.m.

	<p>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. Owner Purchased on: 03-03-22 by Warranty Deed for \$1,999,999.00</p>	
<p>55.</p>	<p>Mitigation Case Number: COD-014933-2022 Cited Address: 2578 Jackson St. Property Owner: Lukaszek Dariusz + Knapska Danuta J Current Lien Amount: \$10,000.00 Lien Cap Amount: \$1,200.00 Hard Costs: \$652.10 Lien Imposed: 03-09-23 Lien Recorded: 03-23-23 Case Complied: 04-17-23 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 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 March 9, 2023, or a fine of \$250.00 per day be imposed starting on March 9, 2023, and capped at \$1,200.00. Owner Purchased on: 11-16-11 by Special Warranty Deed for \$54,000.00</p>	<p>Mr. Lukaszek, Property Owner, presented the case. Code Enforcement Clerk Kimberly LeFebvre presented the City's recommendations. It was moved by Mr. Krise, seconded by Ms. Conners, and passed by majority to mitigate the fine in the amount of \$10,000.00 to \$652.10 if paid by August 10, 2023, or the fine will revert back to the original lien amount as ordered.</p>



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July 13, 2023
1:00 p.m.

<p>56.</p>	<p>Mitigation Case Number: COD-003908-2021 Cited Address: 3766 Marion St. Property Owner: Gillen Joshua Earl + Hicks Grayson Current Lien Amount: \$19,250.00 Lien Cap Amount: \$30,000.00 Hard Costs: \$882.30 Lien Imposed: 03-09-23 Lien Recorded: 03-23-23 Case Complied: 05-24-23 CEB Order: Officer Adam Dees. Mr. Hicks, 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 March 9, 2023, or a fine of \$250.00 per day be imposed starting on March 9, 2023, and capped at \$30,000.00. Owner Purchased on: 12-16-21 by Warranty Deed for \$50,000.00</p>	<p>Mr. Hicks, Property Owner, presented the case. Code Enforcement Clerk Kimberly LeFebvre presented the City’s recommendations. It was moved by Mr. Bosworth, seconded by Ms. Chafatelli, and unanimously carried to mitigate the fine in the amount of \$19,250.00 to \$400.00 if paid by August 10, 2023, or the fine will revert back to the original lien amount as ordered.</p>
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Adjourn

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

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