

A Code Board Hearing was held on April 10, 2025
was called to order at 1:31 PM, Adjourned 4:19 PM.

Present:

Wayne Pasik
Stephen Butera
Jimmy Canton
Robert Cohen
Richard Burgess- Late
James Vedder (Alternate)

Absent:

Todd L'Herrou
Joseph Schulz

Resolution of Original Agenda:

Minutes Approved – December 12, 2024, January 23, 2025 & February 13, 2025

Compliance or Closed Cases are as follows:

24-9546; 24-9071; 24-11186; 24-12060; 24-12586; 24-3523; 24-13942; 24-14566; 25-35; 25-10;
25-44

1. Case 24-9693

Address: 60 Plam Sq.

Owners Name: Casa Tess Marina LLC

Registered Agent: Robert Guarini

Presented by: Code Officer Delinda Witkowski

Violation- Tree Pruning 4.6.19 (F) (1 to 2)

Code Enforcement Officer, Delinda Witkowski testified that she inspected the property and observed an extreme hat racking job. This constitutes a violation of code section 4.6.19 (F) (1 to 2).

Lawonda Warren reviewed photos and entered 6 exhibits into evidence without any objections. Owner or representative was not present.

The city recommends 7 days to apply for a tree removal permit and to correct all violations withing 30 days or a daily fine of \$50.00 thereafter.

Robert Cohen questioned if a permit is not required for trimming if the city is asking the property owner to apply for a tree removal permit.

Thomas Story, Landscape Site Inspector was present and testified that a permit is not required for trimming but in this case the tree will have to be replaced which requires a permit.

Stephen Butera made a motion giving the property owner 30 days to correct the violation or a \$50.00 daily fine. Seconded by Richard Burgess.

2. Case 24-10329

Address: 4280 Sabal Lakes Rd.

Owners Name: Sabal Lakes Phase 4 Homeowner's Assoc.

Registered Agent: Rossin & Burr, PLLC

Presented by: Code Officer Rubeson Dejadin

Violation- Tree and Palm Removal 4.6.19 (D) (4)

Code Enforcement Officer, Rubeson Dejadin testified that he inspected the property and observed a tree removal by the HOA pool common area. This constitutes a violation of code section 4.6.19 (D) (4).

Code Enforcement Supervisor, Phil Cartwright testified and explained

Lawonda Warren reviewed photos and entered 8 exhibits into evidence without any objections.

Robert Burr, Attorney for the Association, was present and testified that the association hired a landscaper and applied for the proper permit. There were some changes on the board which caused some delays. The association is experiencing issues uploading required documents via website.

The city recommends 30 days to obtain an approved permit or a daily fine of \$50.00 thereafter.

Thomas Story testified to the time it takes to upload documents to be uploaded to the city's website. A 60-day extension is not necessary and 30 day to upload required documents should be enough time.

Robert Cohen questioned if a permit is not required for trimming if the city is asking the property owner to apply for a tree removal permit.

Jimmy Canton made a motion giving the property owner 30 days to correct the violation or a \$50.00 daily fine. Seconded by Stephen Butera.

3. Case 24-11322

Address: 330 Ave. Serrant

Owners Name: Dorgilus Jean & Vanessa Raymond

Presented by: Code Officer Jude V. LeConte II

Violation- Building Permits- 2.4.13 (B)

Code Enforcement Officer, Jude LeConte testified that he inspected the property and observed non-permitted outdoor furniture. The Code Officer observed the property owner installing rear and side pavers on the property. The owner was advised that he is required to apply and obtain proper permits. This constitutes a violation of code section 2.4.13 (B).

Lawonda Warren reviewed photos and entered 5 exhibits into evidence without any objections.

The Board had questions concerning whether the owner has taken the necessary steps to come into compliance, checked the self-service status report for updates.

Thomas Story testified that there are requirements that the property owner must complete before the permit application can move forward.

The city recommends 30 days to obtain an approved permit or a daily fine of \$100.00 thereafter.

Stephen Butera made a motion giving the property owner 30 days to correct the violation or a \$100.00 daily fine. Seconded by Richard Burgess.

4. Case 24-11640- CAME INTO COMPLIANCE

Address: 720 SW 2ND Terrace

Owners Name: Claire Jose Simeion & Johnny Louis

Presented by: Code Officer Jorge Corzo

Violation- Tree Removal/Land Clear Permit 4.6.19 (E) (5)

5. Case 25-125

Address: 2208 W. Pine Ridge Ct.

Owners Name: James R. Moody

Presented by: Code Officer Randell Straghn

Violation- Garbage, Litter, Trash, Debris 100.01 (A) (1)

Code Enforcement Officer, Randall Straghn testified that he re-inspected the property and observed trash, litter and debris under the carport of the property. This constitutes a violation of code section 100.01 (A) (1).

Lawonda Warren reviewed photos and entered 4 exhibits into evidence without any objections.

The city recommends 14 days to clean property obtain an approved permit or a daily fine of \$50.00 thereafter.

Jimmy Canton made a motion giving the property owner 14 days to correct the violation or a \$50.00 daily fine. Seconded by Stephen Butera.

6. Case 25-126

Address: 2208 W. Pine Ridge Ct.

Owners Name: James R. Moody

Presented by: Code Officer Randell Straghn

Violation- Landscape Maintenance-General 4.6.16 (I) (1)

Code Enforcement Officer, Randall Straghn testified that he re-inspected the property and observed landscape maintenance violation. This constitutes a violation of code section 4.6.16 (I) (1).

Lawonda Warren reviewed photos and entered 5 exhibits into evidence without any objections.

The city recommends 14 days to clean property obtain an approved permit or a daily fine of \$50.00 thereafter.

Jimmy Canton had a question regarding squatters. Kevin Wagner advised that the property owner is held responsible for any activity on the property.

Stephen Butera made a motion giving the property owner 14 days to correct the violation or a \$50.00 daily fine. Seconded by Robert Cohen.

7. Case 25-536

Address: 321 SW 9th St.

Owners Name: Alexander Pearly

Presented by: Code Officer Jorge Corzo

Violation- Maintenance of Driveway 7.4.1 (101.6)

Code Enforcement Officer, Jorge Corzo testified that he inspected the property and observed a damaged driveway with partial cement missing. This constitutes a violation of code section 7.4.1 (101.6).

Lawonda Warren reviewed photos and entered 4 exhibits into evidence without any objections.

The city recommends 30 days to repair the driveway or a daily fine of \$50.00 thereafter.

The Board questioned whether a permit is required to repair the driveway due to the size of the damage.

Jimmy Canton made a motion giving the property owner 30 days to correct the violation or a \$50.00 daily fine. Seconded by Robert Cohen.

8. Case 25-635

Address: 2839 Angler Dr.

Owners Name: Karl F. Voeller

Presented by: Code Officer Chantale Jean Baptiste

Violation- Care of Premises 7.4.1 (307.4)

Code Enforcement Officer, Chantale Jean Baptiste testified that he inspected the property and observed an unregistered vehicle in the driveway. This constitutes a violation of code section 7.4.1 (307.4).

Lawonda Warren reviewed photos and entered 8 exhibits into evidence without any objections.

The property owner testified that the vehicle is inoperable and should be removed within a few weeks.

The city recommends 14 days to register or remove vehicle or a daily fine of \$50.00 thereafter.

Richard Burgess made a motion giving the property owner 30 days to correct the violation or a \$50.00 daily fine. Seconded by Robert Cohen.

NONCOMPLIANCE OF BOARD ORDER AND ASSESSMENT OF FINES

9. Case 18-112209

Address: 801 SW 3RD Ct.

Owners Name: Keith Clinton

Presented by: Code Officer Supervisor Phil Cartwright

Violation- Maintenance of Buildings Req'd + Permit Req'd 7.8.3 + 7.1.3 (A) (104.1.1 + 105.4)

Code Supervisor Phil Cartwright testified regarding maintenance of building, fence needing repair. The property received two liens in the amount of \$24,200 (recorded) and \$85,000 (not

recorded). The city is asking the Board to reauthorize both lien amounts into one total lien amount of \$212,400.00 against this property and daily fines to continue.

Lawonda Warren reviewed previous exhibits of the violation.

Stephen Butera made a motion to lien in the total amount of \$212,400.00 and daily fines to continue until case comes into compliance. Seconded by Jimmy Canton.

10. Case 24-3008

Address: 524 Angler Dr.

Owners Name: Elouis Belorge & Marijo Belorge

Presented by: Code Officer Jude V. LeConte II

Violation- Building Permits 2.4.13 (B)

Code Officer Jude LeConte testified that he inspected the property and observed the work done with proper permit. The property owner was given 30 days to apply for and obtain proper permits or \$100.00 daily fine.

Lawonda Warren reviewed previous photos and entered 5 new exhibits into evidence without any objections.

The city is asking that the property receive a lien in the amount of \$11,800.00 against and continue daily fines in the amount of \$100.00.

Robert Cohen made a motion to lien in the total amount of \$11,800.00 and \$100.00 daily fines to continue until case comes into compliance. Seconded by Stephen Butera.

11. Case 24-4161

Address: 1098 Hibiscus Ln

Owners Name: Andrew & Elizabeth Harrington

Presented by: Code Officer Supervisor Phil Cartwright

Violation- Tree and Palm Removal 4.6.19 (D) (4)

Code Officer Supervisor Phil Cartwright testified that he inspected the property and observed the work done with proper permit. The property owner was given 30 days to apply for and obtain proper permits or \$100.00 daily fine.

Lawonda Warren reviewed previous photos and entered 4 exhibits into evidence without any objections.

The city is asking that the property receive a lien in the amount of \$27,100.00 against and continue daily fines in the amount of \$100.00.

Robert Cohen made a motion to lien in the total amount of \$27,100.00 and \$100.00 daily fines to continue until case comes into compliance. Seconded by Richard Burgess.

12. Case 24-5530

Address: 3311 Avenue Serrant

Owners Name: Rousseau & Marie Desulme

Presented by: Code Officer Jude V. LeConte II

Translator: Code Officer Rubenson Dejadin

Violation- Building Permit 2.4.13 (B)

Code Officer Jude LeConte II testified that he inspected the property and observed the installation of pavers without proper permit. The property owner was given 30 days to apply for and obtain approved permits or \$100.00 daily fine.

Lawonda Warren reviewed previous photos and entered 2 new exhibits into evidence without any objections.

The city is asking that the property receive a lien in the amount of \$23,800.00 against and continue daily fines in the amount of \$100.00.

Lawonda Warren suggested continuance until the next Code Board Hearing and daily fines continues.

Robert Cohen made a motion to continue until the next Code Board Hearing and daily fines continue. Seconded by Stephen Butera.

Board Polled Passes 6-0

<i>Wayne Pasik</i>	Yes
<i>Stephen Butera</i>	Yes
<i>Jimmy Canton</i>	Yes
<i>Robert Cohen</i>	Yes
<i>Richard Burgess</i>	Yes
<i>James Vedder</i>	Yes

13. Case 24-8146

Address: 49 Palm Sq.

Owners Name: Noel Smith

Presented by: Code Officer Delinda Witkowski

Violation- Building Permit 2.4.13 (B)

Code Officer Delinda Witkowski testified that she inspected the property and observed work being done without proper permit. The property owner was given 60 days to apply and 90 days to obtain an approved permit or \$50.00 daily fine. Property is in the Historic District.

Lawonda Warren reviewed previous photos and entered 3 exhibits into evidence without any objections.

The city is asking that the property receive a lien in the amount of \$14,600.00 against and continue daily fines in the amount of \$100.00.

Richard Burgess made a motion to leave existing fine in the amount of \$14,600.00 in place, continue the \$100.00 daily fine and a status hearing in 90 days. Seconded by Stephen Butera.

Old Business

14. Case 17-101534 (Board Member- Steve Butera recused himself)

Address: 236 NW 4th Ave

Owners Name: Olivia Watkins

Presented by: Code Officer Supervisor Phil Cartwright

Request of Reduction of Lien

Code Officer Supervisor Phil Cartwright testified that the property was inspected, and multiple Housing Code violations were observed. A lien was placed against the property in the amount \$5,750.00.

The owner was not present, but her daughter, Robin Clemmons, spoke on her behalf.

The city is asking that the property receive a reduction of lien in the amount of \$1,140.00.

Jimmy Canton made a motion to approve the Reduction of Lien request from \$5750.00 to \$500.00 to be paid within 30 days or it will revert to the original amount. Seconded by Stephen Butera.

15. Case 17-94396

Address: 144 & 146 SW 2nd Ave

Owners Name: Alba Florida Rentals LLC

Presented by: Code Officer Supervisor Phil Cartwright

Request of Reduction of Lien

Code Officer Supervisor Phil Cartwright testified that the property did not renew a landlord permit. A lien was placed against the property in the amount \$15,100.00.

The property owner was ill and could not attend hearing. The owner is asking to reduce to lien amount to \$1,500.00.

The city is asking that the property receive a reduction of lien in the amount of \$1,500.00.

Richard Burgess made a motion to approve the Reduction of Lien request from \$15,100.00 to \$1500.00 to be paid within 30 days or it will revert to the original amount. Seconded by Robert Cohen.

16. Case 22-2432

Address: 1501 N. Federal Hwy.

Owners Name: Federal 1501 LLC

Presented by: Code Officer Supervisor Phil Cartwright

Request of Reduction of Lien

Code Officer Supervisor Phil Cartwright testified that the property received maintenance of property violation. A lien was placed against the property in the amount \$15,100.00.

The property manager, Ingrid Colella was present and had permission to speak on behalf of the owner. The owner is asking to reduce to lien amount to \$1,500.00.

The city is asking that the property receive a reduction of lien in the amount of \$1,500.00.

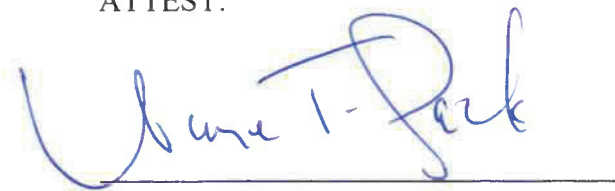
Richard Burgess made a motion to approve the Reduction of Lien request from \$15,100.00 to \$1500.00 to be paid within 30 days or it will revert to the original amount. Seconded by Robert Cohen.

Adjourned- 4:19 PM

Code Board Hearing
July 10, 2025
Meeting Minutes

The undersigned is the Secretary of the Code Board, and the information provided herein is the minutes of the meeting of said Code Board on April 10, 2025, which minutes were formally approved and adopted by the Board on July 10, 2025.

ATTEST:

A handwritten signature in blue ink, appearing to read "Wm T. Park", is written over a horizontal line.

CHAIRMAN

A handwritten signature in blue ink, appearing to read "Paul Kent", is written over a horizontal line. The signature is crossed out with a large blue 'X'.

CODE BOARD LIAISON

NOTE TO READER: If the minutes you have received are not completed as indicated above, this means they are not the official minutes of the (Board Name). They will become official minutes only after review and approval, which may involve some amendments, additions, or deletions.