

**A Code Board** was held on June 12, 2025  
was called to order at *1:30 PM*, Adjourned *3:07 PM*.

**City Staff Present:**

Wayne Pasik  
Stephen Butera  
Jimmy Canton  
Robert Cohen  
James Vedder (Alternate)  
Adam Nelson

**Absent:**

Richard Burgess  
Todd L'Herrou

**Owners and/or Respondents Present:**

Kristen Carstarpphon, representative of owner  
Danielle and JC Vaird, owner  
Aude Sanit, owner  
Gary Wulf, owner  
Sharon Beaudoin, owner

**Minutes Approved**

**Resolution of Original Agenda:**

**Postponed Cases** are as follows:  
25-2214

**Compliance or Closed Cases** are as follows:

24-10012; 24-13527; 24-14415; 25-555; 25-620; 25-1612; 25-2069; 25-2174; 25-2554; 25-2556;  
25-2561; 25-2655; 25-2771; 25-2773; 25-2933; 25-3497; 25-3533; 25-3534; 25-3612; 25-3793

**Case 25-1639**

**Address:** 34 SW 5th Ave.

**Owners Name:** Community Holding I LLC Meegan Motisi R/A

**Presented by:** Delinda Witkowski

**Violation – Building Permits 2.4.13 (B)**

Code Officer Delinda Witkowski testified that she observed a shed/shipping container without a permit.

Mrs. Witkowski presented 4 exhibits into evidence.

William Bennett, Assistant City Attorney, entered all 4 exhibits into evidence without objection.

Kristin Carstaphon was present as a representative for the property owner. Original application was denied. A second application was submitted by contractor on June 11, 2025.

The city recommends 30 days to apply for and obtain proper permit, removal of the container or \$100.00 daily fine.

Stephen Butera made a motion to give the owner 30 days to apply for and obtain an approved permit or \$50.00 daily fine. Seconded by Robert Cohen.

**Case 25-1905**

**Address: 810 S Swinton Ave.**

**Owners Name: Danielle Viard**

**Presented by: Jorge Corzo**

**Violation – Tree Removal Permit 4.6.19 (E) (1)**

Code Officer Jorge Corzo testified that he observed several trees were removed without a permit.

Mr. Corzo presented 8 exhibits into evidence.

William Bennett, Assistant City Attorney, entered all 8 exhibits into evidence without objection.

Amy Alvarez, Assistant Development Services Director explained exhibit A (Project Docs screen) to the board.

Property owner is present.

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

Jimmy Canton made a motion to give the owner 60 days to obtain an approved permit or \$50.00 daily fine. Seconded by Robert Cohen.

**Case 25-2114- has been postponed prior to hearing.**

**Case 25-2239- has come into compliance as of today.**

**Case 25-2435**

**Address: 310 SE 5<sup>th</sup> St.**

**Owners Name: Sharon R. Beaudoin**

**Presented by: Enrique Fernandez on behalf of Latoya Thompson**

**Violation – Maintenance of Buildings 7.1.4 (C) (1) (A)**

Code Enforcement Administrator Enrique Fernandez testified that Latoya Thompson observed that the fence needs repairs and/or replacing.

Mr. Fernandez presented 12 exhibits into evidence.

Property owner is present.

William Bennett, Assistant City Attorney, entered all 12 exhibits into evidence without objection.

The city recommends 60 days to repair or replace the fence or \$50.00 daily fine.

Stephen Butera made a motion to give the owner 60 days to repair or replace the fence or \$50.00 daily fine. Seconded by Jimmy Canton.

**Case 25-3122- has come into compliance as of today.**

**Case 25-3127**

**Address: 831 SE 4<sup>th</sup> Ave.**

**Owners Name: Gary Wulf & Carolina M. Calderon**

**Presented by: Jorge Corzo**

**Violation – Unscreened in Driveway 4.6.13 (B) (3) + (B) (8)**

Code Officer Jorge Corzo testified that he observed a total of 5 boats on the property which is in violation of the city's ordinance.

Mr. Corzo presented 6 exhibits into evidence.

William Bennett, Assistant City Attorney, entered all 6 exhibits into evidence without objection.

The city recommends 14 days to remove 4 of the 5 boats or \$50.00 daily fine.

Jimmy Canton made a motion to give the owner 60 days to remove 4 of the 5 boats, screening the boats in or \$250.00 daily fine. Seconded by Stephen Butera.

**Case 25-2403**

**Address: 25 NE 2<sup>nd</sup> Ave.**

**Owners Name: Delray Trio LLC Jason M. Lazar R/A**

**Presented by: James Easley**

**Violation – Maintenance of Buildings 7.1.4 (C) (1) (A)**

Code Officer James Easley testified that he observed pipes, drains and fixtures in disrepair

including missing caps on the sewer and drain cleanouts.

Mr. Easley presented 9 exhibits into evidence.

William Bennett, Assistant City Attorney, entered all 9 exhibits into evidence without objection.

The city recommends 14 days to bring property into compliance or \$200.00 daily fine.

Robert Cohen made a motion to give the owner 14 days to correct all violations or \$200.00 daily fine. Seconded by Stephen Butera.

**NONCOMPLIANCE OF BOARD ORDER AND ASSESSMENT OF FINE:**

**Case 24-13437**

**Address: 42 NW 9th Ave.**

**Owners Name: Venice & Miller Graham**

**Presented by: Delinda Witkowski**

**Violation – Building Permits 2.4.13 (B)**

Code Officer Delinda Witkowski testified that she observed work done without proper permits. Property owner was given 60 days to apply for and obtain proper permits or daily fine of \$50.00. A permit request was submitted and paid for however the permit was placed on hold by the Building Dept. awaiting a notice of commencement.

Mrs. Witkowski presented 2 exhibits into evidence.

William Bennett, Assistant City Attorney, entered all 2 exhibits into evidence without objection.

The city recommends to unfreeze the fines and give the owner 14 days to provide the notice of commencement or \$50.00 daily fine.

Robert Cohen made a motion to continue abatement for an additional 14 days after the 14 days the fines will resume at \$50.00 daily fine. Seconded by Jimmy Canton.

**OLD BUSINESS:**

**Case 19-2006**

**Address: 937 Banyan Dr.**

**Owners Name: Cynthia E. & Pramod Chandra**

**Presented by: Enrique Fernandez**

**Violation – Permits & Procedures; Seawall Permit- Request for Lien Reduction**

Code Enforcement Administrator Enrique Fernandez testified that the property received a lien in the amount of \$7,250.00. The property owner is requesting a reduction in lien amount to \$750.00 and the delay was due to the Covid 19 pandemic. The city agrees and is asking for the lien amount to be reduced as requested.

James Vedder made a motion to reduce the lien amount from \$7,250.00 to \$750.00 if paid within 30 days or reverts to original lien amount. Seconded by Jimmy Canton.

Adjourned- 3:07 PM



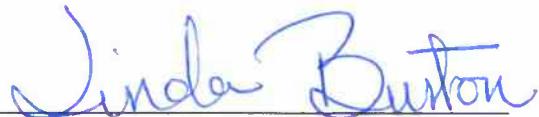
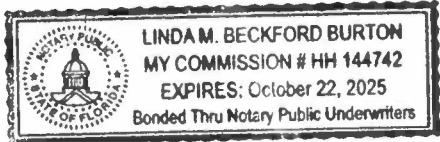
Code Board Hearing  
June 12, 2025  
Meeting Minutes

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 June 12, 2025, which minutes were formally approved and adopted by the Board on October 9, 2025.

ATTEST:



Al Riff  
CHAIRMAN



Linda Burton  
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.