

A Code Board Hearing was held on **February 13, 2025**
was called to order at *1:30 PM*, Adjourned *4:40 PM*.

Present:

Wayne Pasik
Robert Cohen
Todd L'Herrou
Richard Burgess
Jim Vedder

Resolution of Original Agenda:

Minutes Approved – No minutes to approve

Postponed Cases are as follows:
23-10153; 24-4161; 24-11640

Compliance or Closed Cases are as follows:
24-6384; 24-6895; 24-13869; 24-14060; 24-14068

Case 2 24-13831–
4507 N.W. 3rd Dr.
Carol Russo

Code Officer Jude LeConte II testified regarding new addition to the home without proper permits which violates code 2.4.13 (B). Mr. LeConte presented eight photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted 9 exhibits into evidence without objection. Code Officer confirmed that he was informed of the violation by City of Delray Building Inspector and consulted with the department prior to filing the notice of violation.

Lawonda Warren, Assistant City Attorney, questioned Daniel Icaro, Building Inspector, about the boundary survey (Exhibit 9). Dan testified that he cannot perform any inspections near the roadway. Inspections near the roadway are handled by Engineering. The Building Inspector inspected only the porch area which permits were applied for.

The city recommends a 30 day to apply for and obtain the proper permits, remove the addition to the property or a \$100.00 daily fine thereafter for non-compliance.

Robert Cohen made a motion to postpone for 60 days to correct the violation or a \$100.00 daily fine. Seconded by Todd L'Herrou.

Case 4 24-13944

601 W. Atlantic Ave.

Monnilia Investments LLC %Willy Maddy, R/A

Code Officer Delinda Witkowski testified regarding Care of parking lot maintenance and building permits which is a violation of 4.6.9 (D) (B) + 2.4.13 (B). Mrs. Witkowski presented thirteen photographs that are pertaining to this violation. The Code Officer confirms that she had communicated with the property owner previously.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

The city recommends 30 days to inflate all tires or a \$100.00 daily fine thereafter for non-compliance.

Board member questioned property owner if he owns a business or building and if there were any tenants there. Board member questioned what type of business is on the property and ask if there is any type of financial hardship preventing him to repair the violations.

Todd L'Herrou made a motion giving the property owner 30 days to correct the violation or a \$100.00 daily fine. Seconded by Robert Cohen.

Case 5 24-14037

1129 S.W. 8th St.

Damas Desir & Desir Maceus Francinette

Code Officer Jude LeConte II testified regarding tree pruning/ hat racking which is a violation of 4.6.19 (F) (1 to 2). Mr. LeConte II presented six photographs that are pertaining to this violation. Code Officer Rubenson Dejadin translates on behalf of the property owner.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

Thomas Story, City Landscape Inspector testified that it is required for the property owner to replace the tree.

The city recommends 30 days to apply for a permit/correct all violations or a \$100.00 daily fine thereafter for non-compliance.

Todd L'Herrou made a motion giving the property owner 60 days to correct the violation or a \$100.00 daily fine. Seconded by Robert Cohen.

Non-Compliance

Case 7 22-9103-

1877-1880 Dr. Andre's Way

JMS Boynton Beach LLC Dade County corporate Agents Inc. R/A

Code Officer Randall Straghn testified regarding zoning code (murals & signs permits) which violates code 4.6.7. (F) (3) (E). Mr. Straghn presented six photographs that are pertaining to this violation.

Members of the Development Services Department are present to testify.

Lawonda Warren, Assistant City Attorney, questioned a staff member of the Development Services Department about the mural approval process.

The Assistant City Attorney questioned the code officer about the photos and admitted exhibits into evidence without objection.

Steve Michael is present to testify on behalf of the property owner.

The city recommends to lien in the amount of \$96,000 and continue daily fine of \$250.00 for non-compliance.

Richard Burgess made a motion to freeze all fines, 6 months to have 23 murals approved by the Arts Advisory Board and approved by the city or daily fines of \$250.00 will be assessed. Seconded by Robert Cohen.

Board Polled Passes 5-0

<i>Wayne Pasik</i>	Yes
<i>Robert Cohen</i>	Yes
<i>Todd L'Herrou</i>	Yes
<i>Richard Burgess</i>	Yes
<i>Jim Vedder</i>	Yes

Non-Compliance

Case 8 23-11691

1877-1880 Dr. Andre's Way

JMS Boynton Beach LLC Dade County corporate Agents Inc. R/A

Code Officer Randall Straghn testified regarding zoning code (murals & signs permits) which violates code 4.6.7. (F) (3) (E). Mr. Straghn presented two photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, asked to adopt all testimony from former Case # 22-9103.

Todd L'Herrou made a motion to freeze all fines, 6 months to have 23 murals approved by the Arts Advisory Board and approved by the city or daily fines of \$250.00 will be assessed. Seconded by Robert Cohen.

10-minute break taken

Case 1 24-13527–

202 S.W. 8th St.

Blue Mule Group LLC Northwest Registered Agent LLC/RA

Code Officer Jorge Corzo testified regarding care of premises which violates code 7.4.1. (307.4). Mr. Corzo presented seven photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

The city recommends 14 days to come into compliance or a \$50.00 daily fine thereafter for non-compliance.

Todd L’Herrou made a motion giving the property owner 14 days to correct the violation or a \$50.00 daily fine. Seconded by Jimmy Canton.

Case 3 24-13897

310 S.W. 14th Ave

Betty A. Ford

Code Officer Jude LeConte II testified regarding outside storage which violates code 4.6.11. Mr. LeConte II presented six photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

The city recommends 14 days to inflate tires, remove van or a \$100.00 daily fine thereafter for non-compliance.

Robert Canton made a motion giving the property owner 14 days to correct the violation or a \$100.00 daily fine. Seconded by Jimmy Canton.

Case 6 24-14094

906 S.W. 3rd Ct.

Alphonse Mondesir & Edva Valery

Code Officer Jude LeConte II testified regarding tree pruning/hat racking which violates code 4.6.19 (F) (1 to 2). Mr. LeConte II presented six photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

Finding of fact- a permit was applied for on 02/12/25.

The city recommends finding of fact that a violation occurred without fine.

Robert Canton made a motion finding of fact that a permit was applied for and the property is in compliance. Seconded by Todd L'Herrou.

Non-Compliance

Case 9 23-16418

524 Angler Dr.

Marijo R. Belorge & Elouis Belorge

Code Officer Jude LeConte II testified regarding landscape reg. vehicle encroachment which violates code 4.6.16 (E) (3). Mr. LeConte II presented one photograph that is pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection.

The city recommends a lien in the amount of \$24,500 and continue \$100.00 daily fine.

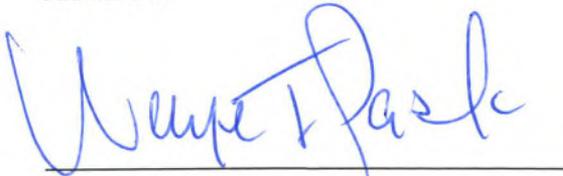
Todd L'Herrou made a motion to lien in the amount of \$24,500 and continue \$100.00 daily fine thereafter for non-compliance. Seconded by Robert Canton.

Adjourned at 4:40 pm

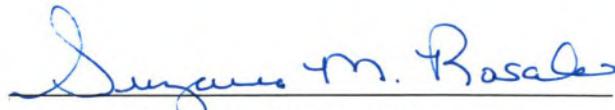
Code Board Hearing
February 13, 2025
Meeting Minutes

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 February 13, 2025, which minutes were formally approved and adopted by the Board on April 10, 2025

ATTEST:



Wayne Pasik CHAIRMAN



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.