

**A Code Enforcement Board Hearing was held on October 9, 2025.  
The hearing was called to order at 1:30 PM, Adjourned at 5:08 PM**

**Code Enforcement and City Representatives Present:**

**Code Board Members Present:**

**Todd L'Herrou  
Stephen Butera  
Robert Cohen  
Richard Burgess  
Jimmy Canton  
Kevin Wagner, Board Attorney  
Lawonda Warren, Assistant City Attorney  
Delinda Witkowski, Code Officer  
Latoya Thompson, Code Officer  
James Easley, Code Officer  
Reggie Williams, Code Officer**

**Owners and/or Respondents Present:**

**Property Manager, Abbey Reich-Bennet  
Registered Agent, Patel Rajeshwar  
Property owner, Carson Malarkey  
Property owner, Ellen Ryan  
Solomon Strul appeared on behalf of the property owner  
Contractor, Imtiaz Ahmed appeared on behalf of the property owner  
Registered Agent, Robert Guarini  
Attorney Taniglea Reid, appeared on behalf of the owner.**

**Resolution of Original Agenda:**

Postponed cases are as follows: CODE25-000164

Compliance or Closed cases are as follows: 2025-004555; CODE25-000095; CODE25-000116; CODE25-000125; CODE25-000133; CODE25-000137; CODE25-000141; CODE25-000143; CODE25-000146; CODE25-000147; CODE25-000148; CODE25-000149; CODE25-000152; CODE25-000156; CODE25-000157; CODE25-000166; CODE25-000167; CODE25-000168; CODE25-000169; CODE25-000175; CODE25-000176; CODE25-000180; CODE25-000182; CODE25-000185; CODE25-000186; CODE25-000187; CODE25-000188

Assistant City Attorney Lawonda Warren, requested a motion to postpone case Code 25-000164. Motion for case postponement made by Richard Burgess and seconded by Jimmy Canton.

**1. Case 2025-004957**

**Address: 404 W Atlantic Avenue**

**Owners Name: 400 W Atlantic LLC**

**Registered Agent: Laurence Blair R/A**

**Presented by: Code Officer Delinda Witkowski**

**Violation- Sign Permit 4.6.7 (F)(1)**

The property owner was not present at the hearing.

Code officer Delinda Witkowski provided details of banner violation observed at 404 W Atlantic Avenue and presented 5 pictures as evidence. The city recommends the owner remove the temporary banners within 5 days or pay \$100 daily fine for noncompliance.

Assistant City Attorney Lawonda Warren, questioned the code officer regarding the details of the case and entered 5 exhibits into evidence without objection.

Stephen Butera made a motion to give the owner 5 days to remove the banners or pay a \$400.00 daily fine. Motion seconded by Robert Cohen.

**2. Case 2025-005157**

**Address: 245 NE 2nd Avenue**

**Owner: Rosebud Ray Shops LLC**

**Registered Agent: CM RAC. Inc. R/A**

**Presented by: Code Officer Delinda Witkowski**

**Violation- Private Facilities 56.20 (A) & (B)**

Property Manager, Abbey Reich-Bennet appeared on behalf of the owner.

Code officer Delinda Witkowski provided details of a parking lot violation and presented 4 pictures as evidence. Public Works provided guidance to the property owner on actions needed to address the violation. The city recommends the owner correct the violation within 14 days or pay \$100 daily fine for noncompliance.

Assistant City Attorney Lawonda Warren, questioned the code officer regarding the details of the case and entered 4 exhibits into evidence without objection.

Officer Witkowski further stated that the company is working on the issue as evidenced by a proposal document received via email from Property Manager, Abby Reich-Bennett.

Jimmy Canton made a motion to give the owner 14 days to address the violation or pay a \$100.00 daily fine for noncompliance. Motion seconded by Stephen Butera.

- 3. Code25-000056**  
**Address: 32 Salina Ave**  
**Owners Name: Salina Development LLC**  
**Registered Agent: CT Corporation System R/A**  
**Presented by: Code Officer James Easley**

**Violation- Maintenance of Buildings 7.8.3**

The property owner was not present at the hearing.

Code officer James Easley provided details of building maintenance violation and presented 10 pictures as evidence. The city recommends the owner correct the violation within 30 days or pay \$100 daily fine for noncompliance.

Assistant City Attorney Lawonda Warren, questioned the code officer regarding the details of the case and entered 10 exhibits into evidence without objection.

Jimmy Canton made a motion to give the owner 30 days to address the violation or pay a \$100.00 daily fine for noncompliance. Motion seconded by Robert Cohen.

- 4. Code25-000058**  
**Address: 501 E Atlantic Ave**  
**Owners Name: Jo Jo Realty, LLC**  
**Registered Agent: Frank Caniglia**  
**Presented by: Code Officer Delinda Witkowski**

**Violation-Parking Lot Maintenance 4.6.9(D)(10)(B)**

The property owner was not present at the hearing.

Code officer Delinda Witkowski provided details of parking lot violation and presented 8 pictures as evidence. The city recommends that the owner obtain an approved permit and complete all required work within 30 days or pay \$100 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 8 exhibits into evidence without objection.

Stephen Butera made a motion to give the owner 30 days to address the violation or pay \$100.00 daily fine for noncompliance. Motion seconded by Jimmy Canton.

- 5. Code25-000060**  
**Address: 337 NE 2<sup>nd</sup> Avenue**  
**Owners Name: Pats Management Inc.**  
**Registered Agent: Patel Rajeshwar**

**Presented by: Code Officer Delinda Witkowski**

**Violation- Parking Lot Maintenance 4.6.9(D)(10)(B)**

Registered Agent, Patel Rajeshwar appeared on behalf of Pats Management Inc.

Code officer Delinda Witkowski provided details of parking lot violation and presented 5 pictures as evidence. The city recommends that the owner obtain an approved permit and complete all required work within 30 days or pay \$100.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 4 of the 5 exhibits into evidence without objection.

Registered Agent, Patel Rajeshwar repeatedly expressed his frustration and testified that he made multiple attempts to address the permit application.

Amy Alvarez, Assistant Director, Development Services, testified that per city records, the permit review was completed and is moving through the process.

Board Member, Jimmy Canton, motioned to postpone the case until the next code board hearing. Motion seconded by Richard Burgess.

**6. Code25-000094**

**Address: 638 SW 7th Avenue**

**Owners Name: Mullarkey Investments LLC**

**Presented by: Code Officer Reggie Williams**

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

Co-owner Carson Malarkey, appeared on behalf of Mullarkey Investments LLC.

Code Officer Reggie Williams provided details of a fence violation and presented 6 exhibits as evidence. He stated that a permit application was submitted by the owner and is currently on hold. The city recommends the owner obtains an approved permit within 30 days or pay a \$50.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 5 of the 6 exhibits into evidence without objection.

Owner Carson Malarkey, testified that he recently received the property survey and will submit the document to the Permit department, once he had a chance to review.

Stephen Butera made a motion to give the owner 30 days to obtain approved permit or pay a daily fine of \$50.00 for noncompliance. Motion seconded by Jimmy Canton.

**7. Code25-000102**  
**Address: 2496 Douglas Ave**  
**Owners Name: Ellen Ryan**  
**Presented by: Code Officer Latoya Thompson**

**Violation- Maintenance Of Buildings 7.8.3**

Property owner, Ellen Ryan was present at the hearing.

Code Officer Latoya Thompson provided details of unpermitted work violation and presented 3 pictures as evidence. The officer testified that roof repairs were made without a permit. The city recommends that the owner obtain an approved permit and engineer letter attesting that the roof was rebuilt per Florida code within 30 days or pay a \$250 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 3 exhibits into evidence without objection.

Jimmy Canton inquired if the property owner was given proper instructions on how to address code violation.

Code Officer Thompson confirmed that the property owner was fully advised on all actions needed to address the violation.

Board member, Robert Cohen, made a motion to give the owner 30 days to obtain an approved permit and engineer letter or pay a daily fine of \$250.00 for noncompliance. Motion seconded by Richard Burgess.

Motion amended by board member, Stephen Butera, to decrease the daily fine to \$100.00 for without objection.

**8. Code25-000126**  
**Address: 28 Salina Ave**  
**Owners Name: Delmuda LLC**  
**Registered Agent: Richard Critchfield R/A**  
**Presented by: Code Officer James Easley**

**Violation- Maintenance Of Buildings 7.8.3**

The property owner was not present at the hearing

Code officer James Easley provided details of a building maintenance violation and presented 10 pictures as evidence. The city recommends that the owner obtain an approved permit and complete all required work within 30 days or pay \$100.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 10 exhibits into evidence without objection.

Special Magistrate, Kevin Wagner, inquired if 30 days is sufficient time for the owner to come into compliance.

Officer Easley confirmed that the stated time frame was sufficient to obtain compliance.

Jimmy Canton made a motion to give the owner 30 days to obtain approved permit or pay a daily fine of \$250.00 for noncompliance. Motion seconded by Robert Cohen.

**9. Code25-000132**

**Address: 245 NE 2nd Avenue**

**Owners Name: Rosebud Ray Shops LLC**

**Registered Agent: CM RAC. Inc. R/A**

**Presented by: Code Officer Delinda Witkowski**

**Violation- Grand Opening Banner 4.6.7 (F)(3)(b)**

Solomon Strul appeared on behalf of the property owner.

Code officer Delinda Witkowski provided details of banner violation and presented 3 pictures as evidence. The city recommends that the owner obtain an approved permit and sign within 30 days or pay \$100.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 3 exhibits into evidence without objection.

Robert Cohen made a motion to give the owner 30 days to obtain approved permit or pay a daily fine of \$100 for noncompliance. Motion seconded by Stephen Butera.

**10. Code25-000145**

**Address: 110 SW 9th Ave**

**Owners Name: Katie Meklir**

**Presented by: Code Officer Reggie Williams**

**Violation- Maintenance Of Buildings 7.8.3**

The property owner was not present at the hearing.

Code officer Reggie Williams provided details of building maintenance violation and presented 4 pictures as evidence. The city recommends that the owner corrects the broken windows and unsecured door violations within 10 days, repair ceiling violations within 30 days or pay a daily fine of \$200.00 for noncompliance.

City Attorney, Lawanda Warren questioned the officer regarding the details of the case and

entered 4 exhibits into evidence without objection.

Stephen Butera made a motion to give the owner 10 days to secure all windows and doors, 30 days to repair ceiling violations or pay a daily fine of \$200.00 for noncompliance. Motion seconded by Jimmy Canton.

**11. Code25-000150**

**Address: 338 Southridge Rd**

**Owners Name: American Atlantic Group LLC**

**Registered Agent: Onu Hoque R/A**

**Presented by: Code Officer Latoya Thompson**

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

Contractor, Imtiaz Ahmed appeared on behalf of the property owner.

Code officer Latoya Thompson provided details of unpermitted fence violation and presented 5 pictures as evidence. The city recommends that the owner obtain an approved permit within 30 days or pay \$100.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 5 exhibits into evidence without objection.

Mr. Ahmed testified that he was hired by the owner to secure an approved permit.

Jimmy Canton made a motion to give the owner 60 days to obtain approved permit or pay a daily fine of \$50.00 for noncompliance. Motion seconded by Robert Cohen.

**12. Code25-000160**

**Address: 301 NE 2nd Ave**

**Owners Name: Pineapple Grove Dev LLC**

**Registered Agent: 121947 LLC R/A**

**Presented by: Code Officer Delinda Witkowski**

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

Property owner, Abel George Lucas appeared on behalf of Pineapple Grove LLC.

Code Officer Delinda Witkowski provided details of unpermitted work violation and presented 13 pictures as evidence. The city recommends that the owner obtain an approved permit within 60 days or pay \$100.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 13 exhibits into evidence without objection.

Property owner, expressed his concerns with how the violation information was obtained.

Jimmy Canton made a motion to give the owner 60 days to obtain approved permit or pay a daily fine of \$100.00 for noncompliance. Motion seconded by Stephen Butera.

**13. Code25-000170**

**Address: 412 SW 4th St**

**Owners Name: John Kornilieff**

**Presented by: Code Officer Reggie Williams**

**Violation- Minimum Maintenance 4.6.16 (I)(1)**

The property owner was not present at the hearing.

Code officer Reggie Williams provided details of a landscape maintenance violation and presented 4 pictures as evidence. The city recommends that the owner corrects the violation within 14 days or pay \$50.00 daily fine for noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 4 exhibits into evidence without objection.

Jimmy Canton made a motion to give the owner 14 days to obtain approved permit or pay a daily fine of \$100.00 for non-compliance. Motion seconded by Stephen Butera.

**14. Case# 2024-009693**

**Address: 60 PALM SQ**

**Owners Name: Casa Tessa Marina LLC**

**Registered Agent: Robert Guarini R/A**

**Presented by: Code Officer Delinda Witkowski**

**Violation - Tree Pruning 4.6.19 (F)(1 TO 2)**

Registered Agent, Robert Guarini appeared on behalf of Casa Tessa Marina.

Code officer Delinda Witkowski provided details of tree pruning violation and presented 2 new pictures as evidence. This noncompliance case has accrued fines in the amount of \$9,050.00 for periods of noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 2 exhibits into evidence without objection.

Owner testified that he made efforts to address the permit violation and expressed his frustration with the online application process. He further stated that he has email evidence to support his claim.

Jimmy Canton made a motion to assess a lien in the amount of \$9,050.00 against the property and stay the \$50.00 daily fine for 60 days. Fine accrual will resume after 60 days for noncompliance. Motion seconded by Stephen Butera.

**15. Case# 2025-003321**

**Address: 24 NW 7th Ave**

**Owners Name: Joseph P. Cadet**

**Presented by: Code Officer Delinda Witkowski**

**Violation- Maintenance Of Buildings 7.8.3**

Attorney Taniglea Reid, appeared on behalf of the owner.

Code officer Delinda Witkowski provided details of fence violation and presented 2 new pictures as evidence. This noncompliance case has accrued fines in the amount of \$18,100.00 for periods of noncompliance.

City Attorney Lawanda Warren questioned the officer regarding the details of the case and entered 2 exhibits into evidence without objection.

Attorney Reid, testified that the property owner is now deceased, the wife has been appointed as the official representative, the family has opened up an estate and petitioned the court to sell the property. Attorney Reid recommends that the city defer the lien assessment to allow for property sale.

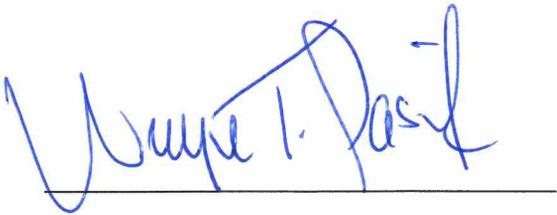
Jimmy Canton made a motion to assess a lien in the amount of \$18,100.00 against the property and stay the \$100.00 daily fine for 60 days. The daily fine accrual will resume after 60 days for noncompliance. Motion seconded by Stephen Butera.

Adjourned :5:08 PM

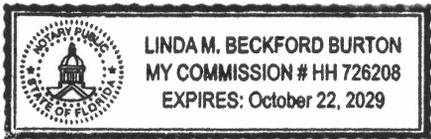
Code Board Hearing  
October 9, 2025  
Meeting Minutes

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 October 9, 2025, which minutes were formally approved and adopted by the Board on January 8, 2026.

ATTEST:



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.