

A Code Enforcement Board Hearing was held on July 15, 2021, was called to order at 1:30 PM, Adjourned 2:40 PM.

Code Enforcement Board Members Present:

Courtney G. Tito,
Nicholas Coppola –Chair
Stephen Butera
Robert Resnick
Michael Schiff
Samuel Spear, Jr.
Kevin Wagner, Code Enforcement Board Attorney

City Staff Present:

Thomas Story, Code Enforcement Officer.
Rubenson Dejadin, Code Enforcement Officer
Joe Lucarelli, Code Enforcement Officer
Lawonda Warren, Assistant City Attorney

Case 21-3656- 5337 NW 5th Street

Officer Rubenson Dejadin testified regarding a building permit violation regrading additional dwelling units constructed in the rear of the property, which is in violation of 2.4.6 (B)(1-5). Seven photographs were presented at evidence, they were introduced as City Exhibit 1-7 without objection.

Respondent representative, the contractor testified that permits will be submitted within 60 days.

Sam Spear made a motion that a violation exist and the property owner have 60 days to obtain a building permit or a \$250 daily fine.

The Board ruled unanimously 6-0 that a violation exists, gave the property owner 60 days to obtain a building permit or a \$250 daily fine.

Cases 06-5640 & 08-81342 & 13-38285 & 14-56612- 3657 Avenue De Gien

The cases were heard together, Thomas Story, Code Enforcement Officer presented each violation and the associated accrued fines and recorded liens.

Samuel Spear made a motion that the lien recorded under case 06-5640 be released, this motion was unanimously approved.

Property Owner Alise Abraham testified that the Property Appraisers Office made an error in the mailing address and that the fines should be removed due to this error. Staff testified that all statutory procedures were followed and Code Enforcement Made no error.

Samuel Spear made a motion to reduce the accrued fines and recorded liens to 10% of the total amount.

Roll Call:

Courtney G. Tito- yes
Nicholas Coppola –yes
Stephen Butera- yes
Robert Resnick- yes
Michael Schiff- yes
Samuel Spear, Jr.- yes

Case 21-959- 2221 SW 3rd Avenue

Code Officer Lucarelli testified regarding an interior alteration without the required permits. The property owner did not appear at the hearing.

Robert Resnick made a motion to find the property owner in violation, that the property owner obtain the required interior alteration Building Permit within 30 days or a \$100 daily fine be imposed, the motion was approved 6-0

21-1209- 344 Venetian Drive

Code Officer Thomas Story testified that the lighting emanating from the light posts on the exterior of the property is spilling to adjacent properties. The property owner did not appear at the hearing.

Seven photographs were presented at evidence, they were introduced as City Exhibit 1-7 without objection.

Samuel Spear made a motion to find the property owner in violation, that the property owner shall correct the violation in 14 days or a \$50 daily fine will be imposed, the motion was approved 6-0.

21-3955- 949 Banyan Drive

Code Officer Lucarelli testified regarding the overgrown vegetation on the front of the property, the property owner was not present at the hearing.

Five photographs were presented at evidence, they were introduced as City Exhibit 1-5 without objection.

Michael Schiff made a motion to find the property owner in violation, that the property owner shall correct the violation in 14 days or a \$50 daily fine will be imposed, the motion was approved 6-0.

21-4096- 3133 Albatross Road

Code Officer Lucarelli testified regarding a care of premises violation, outside storage of various items on the front of the property, the property owner was not present at the hearing.

Four photographs were presented at evidence, they were introduced as City Exhibit 1-4 without objection.

Stephen Butera made a motion to find the property owner in violation, that the property owner shall correct the violation in 14 days or a \$50 daily fine will be imposed, the motion was approved 6-0.

21-4217- 4694 NW 6th Court

Code Officer Rubenson Dejadin testified as to the maintenance of building violation regarding the condition of the fence on the property, the property owner was not present at the hearing.

Seven photographs were presented at evidence, they were introduced as City Exhibit 1-7 without objection.

Robert Resnick made a motion to find the property owner in violation, that the property owner obtain the required interior alteration Building Permit within 14 days or a \$100 daily fine be imposed, the motion was approved 6-0.

21-4397- 521 Curlew Road-

Officer Lucarelli testified regarding the overgrowth on the property, the property owner was not present at the hearing.

Seven photographs were presented at evidence, they were introduced as City Exhibit 1-7 without objection.

Samuel Spear made a motion to find the property owner in violation, that the property owner obtain the required interior alteration Building Permit within 30 days or a \$50 daily fine be imposed, the motion was approved 6-0.

18-115469- 4 SW 8th Court (Noncompliance Hearing)

Officer Thomas Story testified as to the case history of the property, requested the board to lien the property in the amount of \$ 7,600 and to continue the daily fine of \$50 until compliance is achieved. Property owner was not present at the hearing.

One photograph, City exhibit 1 was presented to show continued noncompliance, this entered into evidence without objection.

Samuel Spear made a motion to find the property owner in violation, to continue the fine and to lien the property in the amount of \$7,600.