

A Code Board Hearing was held on August 14, 2025
was called to order at 1:31 PM, Adjourned 3:18 PM.

Code Board Members Present:

Wayne Pasik
Todd L'Herrou
Stephen Butera
Robert Cohen
Richard Burgess
Jimmy Canton
Jennifer Jones

Present:

Kevin Wagner, Board Attorney
Lawonda Warren, Assistant City Attorney
Enrique Fernandez, Code Enforcement Administrator
Delinda Witkowski, Code Officer
Jude Leconte, Code Officer
Chantale Jean Baptiste, Code Officer
Martins Markis
Michael Litchke

Resolution of Original Agenda:

Compliance or Closed Cases are as follows:

Postponed cases are as follows: 25-000025; 25-000036; 25-000033; 25-000039

Compliance or Closed cases are as follows: 25-3741; 25-3804; 25-3855; 25-4076;
25-4125; 25-5140; 25-000001; 25-000004; 25-000007; 25-000012; 25-000017; 25-
000018; 25-000019; 25-000021; 25-000025; 25-000026; 25-000037; 2025-000040

1. Case 25-3857

Address: 47 NW 11th Avenue

Owners Name: Lior Papa Josef

Presented by: Code Officer Delinda Witkowski

Violation- Hazardous Tree Removal – 4.6.19 (J)(2)(A&B)

Code officer Delinda Witkowski testified that there was good notice and posted at the property and at city hall. Mrs. Witkowski presented 4 exhibits.

Lawonda Warren, Assistant City Attorney entered all 4 exhibits into evidence without objection.

Stephen Butera made a motion to give the owner 30 days to apply and obtain a tree permit or \$50.00 daily fine. Seconded by Todd L'Herrou.

2. Case 25-3933

Address: 245 SW 11th Avenue

Owners Name: Evanilda Pessoa

Presented by: Code Officer Jude Leconte

Violation- Building Permits 2.4.13 (B)

Code officer Jude Leconte testified that there was good notice and posted at the property and at city hall. Mr. Leconte presented 5 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 5 exhibits into evidence without objection.

A discussion was had between Code Board Members and Code Board Attorney.

Stephen Butera made a motion to give the owner 30 days to apply and obtain a permit or a \$50.00 daily fine.

3. Case 25-3953

Address: 122 SW 12th Avenue

Owner: Martinssoramar LLC

Registered Agent: Henry Dean, PA

Presented by: Code Officer Jude Leconte

Violation- Building Permits 2.4.13 (B)

Code officer Jude Leconte testified that there was good notice and violation was posted at the property and at city hall. Jude Leconte presented 5 exhibits.

Owner, Martins Marcis was present and gave an explanation that the property is a duplex, he pulled all permits required. The fence permit was pulled but he did not realize it was only pulled for 126 and not 122.

A discussion was held between Code Board Members and Code Board Attorney.

Jimmy Canton made a motion to give the owner 30 days to obtain an approved permit or \$100.00 daily fine. Seconded by Jennifer Jones.

4. Case 25-000003

Address: 512 Cortez Lane

Owners Name: Partick Boulin

Presented by: Code Officer Chantale Jean Baptiste

Violation- Landscape Regulations / Vehicle Encroachment – 4.6.16 (E)(3)

Code officer Chantale Jean Baptiste testified that there was good notice and violation was posted at the property and at city hall. Chantale Jean Baptiste presented 5 exhibits.

Lawonda Warren submitted 5 exhibits into evidence without objection.

Richard Burgess made a motion giving the property owner 7 days to correct all violations or pay a daily fine in the amount of \$200.00 Seconded by Robert Cohen.

The motion passes 6 to 1.

5. Case 25-000033

Postponed prior to hearing.

Jimmy Canton made a motion to postpone this case to the next code board hearing. Seconded by Todd L'Herrou.

6. Case 25-000038

Address: 45 NW 8th Avenue

Owners Name: Michael & Lisa Litchko

Presented by: Code Officer Delinda Witkowski

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

Code officer Delinda Witkowski testified that there was good notice and posted at the property and at city hall. Mrs. Witkowski presented 5 exhibits.

David Glover, Senior Landscape Planner for The City of Delray Beach explained the process of hatracked trees and what is required to mitigate the issue.

Lawonda Warren, Assistant City Attorney, entered all 5 exhibits into evidence without objection. Ms. Warren explained to the board that they must make a motion on what is in front of them today not on future possible mitigation.

The owner, Michael Litchko, was present and gave testimony that he has started the mitigation

process. He hired an arborist and brought with him the report and has contracted for the next three years a landscaper to trim the trees so that the trees can grow to their full potential.

There was a discussion between the board members on what compliance was. Discussion included whether the arborist report should be entered as evidence. There are several ways that the owner can come into compliance.

Robert Cohen made a motion to give the owner 30 days meet with the city and David Glover to see how compliance can be achieved. Seconded by Todd L'Herrou

**7. Case 25-000039
Postponed prior to hearing.**

Robert Cohen made a motion to postpone this case to the next code board hearing. Seconded by Todd L'Herrou.

Old Business

**8. Case 24-4161
Address: 1098 Hibiscus Lane
Owners Name: Andrew and Elizabeth Harrington
Presented by: Code Officer Enrique Fernandez
Requesting a Release of Lien**

Enrique Fernandez, Code Enforcement Administrator testified that the property received a lien in error. The city has a new system and some of the information did not transfer correctly. The City is asking for the lien in the amount of \$27,100.00 be released.

Jennifer Jones made a motion to release the lien in the amount of \$27,100.00. Seconded by Todd L'Herrou.

Adjourned- 3:18 PM

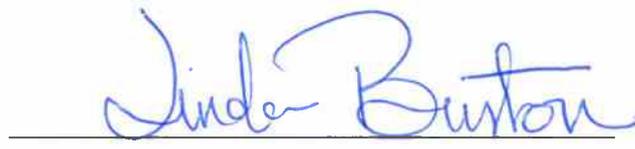
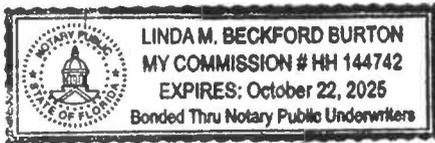
Code Board Hearing
August 14, 2025
Meeting Minutes

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 August 14, 2025, which minutes were formally approved and adopted by the Board on October 9, 2025.

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.