

A Code Enforcement Board Hearing was held on **September 12, 2024**

It was called to order at 1:30 PM, Adjourned 2:07 PM.

**Code Enforcement Board Members Present:**

Nicholas Coppola, Chair  
Wayne Pasik, Vice Chair  
Stephen Burtera  
Terrence Delehanty  
Jimmy Canton  
Todd L'Herrou  
Robert Cohen  
Kevin Wagner, Code Enforcement Board Attorney

**City Staff Present:**

Lawonda Warren, Assistant City Attorney  
Enrique Fernandez, Code Enforcement Administrator  
Delinda Witkowski, Code Officer

**Owners and / or Respondents Present:**

Ahm A Hoque, Owner  
Laura Vogel, Attorney  
Emmanuel Camisson, Owner

Postponed Cases are as follows:

24-2877; 24-5556; 24-6190; 24-6895; 24-6973

Compliance or Closed cases are as follows:

22-473; 23-16923; 23-19162; 24-6972; 24-6703; 24-6773; 24-7041; 24-7137; 24-7199; 24-7697;  
24-7773; 24-7944; 24-7316

**Hearing began with case #3.**

**3. Case# 1-14-50585**

Owners Name: Hoque Plus Inc.  
Registered Agent: AHM A Hoque  
1600 N Federal Highway

Board Member, Todd L'Herrou, recused himself from the case and left the chamber prior to the case being heard.

Code Administrator, Enrique Fernandez explained the case and state that the case is in compliance and the owner is asking for a lien reduction up to \$2,500.00

Laura Vogel, attorney for the owner stated that the owner is present by has medical issues and asked if he could stay seated. Attorney Vogel requested a lower reduction in fine due to the illness of the owner and stated that he would be borrowing the funds to pay for the lien. Ms. Vogel asked if the fine could be reduced to \$1,500.00

Lawonda Warren, Assistant City Attorney, stated that the city would be willing to reduce the lien to \$1,750.00 if paid within 30 days.

Jimmy Canton made a motion a Finding of Fact that a violation no longer exists on the property and to reduce the lien to \$1,750.00 if paid within 30 days. Seconded by Wayne Pasik.

The Board was polled. The motion passes 5 to 1.

<b><i>Board Polled Passes 5-1</i></b>	
<b><i>Nicholas Coppola</i></b>	<b>Yes</b>
<b><i>Wayne Pasik</i></b>	<b>Yes</b>
<b><i>Stephen Butera</i></b>	<b>No</b>
<b><i>Terrence Delehanty</i></b>	<b>Yes</b>
<b><i>Wayne Pasik</i></b>	<b>Yes</b>
<b><i>Jimmy Canton</i></b>	<b>Yes</b>
<b><i>Todd L'Herrou</i></b>	<b>Did not Vote</b>

#### **4. Case # 23-16931**

**Owners Name: ZENY Estates LLC**  
**Registered Agent: Emmanuel Camisson**  
**574 NW 53<sup>rd</sup> Avenue**

Code Enforcement Administrator, Enrique Fernandez explained the case and stated that a lien was placed on the property in 2024. The city recommended reducing the lien if paid withing 30 days.

Emmanuel Camisson, owner asked the board to reduce his lien to \$1,000.00. The assistant city attorney, Lawonda Warren stated that the city would not agree to amount requested but would be willing the negotiate to \$3,750.00. Mr. Camission asked the board if they would consider \$2,000.00 and the board was not willing to lower to the amount requested.

Jimmy Canton made a motion that a violation no longer exists on the property and reduced the lien to \$3,750.00 if paid within 60 days or the lien will revert back to the original lien amount. Seconded by Stephen Butera.

The Board ruled unanimously to reduce the lien to \$3,750.00 if paid within 60 days or the lien will revert back to original amount.

**1. Case # 24-7002**

**Owners Name: Joseph P Cadet**

**28 NW 7<sup>th</sup> Avenue**

**Owner not present**

Code officer, Delinda Witkowski testified regarding a tree removal permit violation, which is a violation of 4.6.19 (E)(1). 7 photos were presented as evidence; they were introduced as City Exhibits 1-7 without objection.

Assistant city attorney, Lawonda Warren questioned Delinda Witkowski about the 7 photo exhibits and what each photo represents.

The city suggests 14 days to apply for a permit or \$50.00 daily fine.

Jimmy Canton made a motion that the violation still exists, and the property owner has 14 days to come into compliance or \$50.00 daily fine. Seconded by Wayne Pasik.

The Board members ruled unanimously that the violation still exists, and they gave the owner 14 days to apply to obtain a permit or \$50.00 daily fine.

**2. Case # 23-16885**

**Owners Name: Majestic Tiger Investment Corp**

**15 SW 9<sup>th</sup> Street**

**Owner not present**

Code Administrator Enrique Fernandez, testified regarding unlicensed vehicles violation, which is a violation of 7.4.1 (307.4). 4 photos were presented as evidence; they were introduced as City Exhibits 1-4 without objection.

Assistant city attorney, Lawonda Warren questioned Enrique Fernandez about the 4 photo exhibits and what each photo represents.

The city suggests a Finding of Fact that the violation does exist; Lien the property in the amount of \$23,000.00 and continue the daily fine of \$100.00

Terrance Delahanty made a motion that the violation still exists, and to lien the property in the amount of \$23,000.00 and continue the daily fine. Seconded by Jimmy Canton.

The Board members were polled and ruled unanimously that the violation still exists, lien property in the amount of \$23,000.00 and continue the daily fine.

- Discovery made after the code board hearing that code violation 7.4.1 (307.4) was used when writing this violation. 307.4 is an amendment that has not gone before the commission for approval. Due to this fact this case will be closed. If the violation still exists a new case will be opened.

<i><b>Board Polled Passes 7-0</b></i>	
<i><b>Nicholas Coppola</b></i>	<b>Yes</b>
<i><b>Wayne Pasik</b></i>	<b>Yes</b>
<i><b>Stephen Butera</b></i>	<b>Yes</b>
<i><b>Terrence Delehanty</b></i>	<b>Yes</b>
<i><b>Wayne Pasik</b></i>	<b>Yes</b>
<i><b>Jimmy Canton</b></i>	<b>Yes</b>
<i><b>Todd L'Herrou</b></i>	<b>Yes</b>

Meeting Adjourned 2:07PM



Nicholas Coppola


Code Board Hearing  
September 12, 2024  
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 September 12, 2024 which minutes were formally approved and adopted by the Board on November 14, 2024.

ATTEST:

A handwritten signature in blue ink, appearing to be 'M. H.', written over a horizontal line.

CHAIRMAN

A handwritten signature in blue ink, reading 'Suzanne M. Rosales', written over a horizontal line.

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.