

A Code Enforcement Board Hearing was held on **July 11, 2024**

It was called to order at 1:30 PM, Adjourned 2:41 PM.

**Code Enforcement Board Members Present:**

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

**City Staff Present:**

Lawonda Warren, Assistant City Attorney  
Phil Cartwright, Code Enforcement Supervisor  
Henry Thompson, Clean & Safe Administrator  
Al Angulo, Lead Code Officer  
Yasmin Law, Code Officer  
Randell Straghn, Code Officer

Owners and / or Respondents Present:

David Trubnikov, Owner

Postponed Cases are as follows:

22-9103; 23-11691; 24-1725; 24-1875; 24-1960; 24-2057; 24-3605; 24-4564; 24-4568; 24-5402;  
24-5556

Compliance or Closed cases are as follows:

23-3902; 23-12533; 23-18434; 23-18842; 23-19131; 24-1433; 24-1441; 24-2071; 24-3308; 24-3325; 24-3598; 24-4066; 24-4318; 24-4817; 24-4979; 24-4997; 24-4998; 24-5181; 24-5398; 24-5773; 24-6321

**1. Case# 24-1433**

Roger Cope  
119 Macfarlane Drive

Code officer, Connor Lee testified regarding a landscape violation, which is a violation of 4.6.16 (I)(1). Thirteen photos were presented as evidence, they were introduced as City Exhibit 1-13 without objection.

Lawonda Warren, Assistant City Attorney, questioned code officer, Connor Lee, about the thirteen exhibits and what the photos depicted.

The board has a discussion on why brought this case to hearing if the case is already compliant. Mr. Wager, board attorney explained the indication of a finding of fact which will give the city the ability to bring the case back to hearing for a fine.

Jimmy Canton made a motion a Finding of Fact that a violation exists on the property which came into compliance after the compliance deadline. Seconded by Stephen Butera

The Board ruled unanimously for a Finding of Fact that a violation exists but came into compliance after the compliance deadline.

## **2. Case # 24-2117**

The Juliette & CID Jose Leonardo  
900 Tropic Blvd

Code Supervisor, Phil Cartright testified regarding a maintenance of property violation, which is a violation of 7.1.4 (C)(1)(A); 4.6.11. photos were presented as evidence; they were introduced as City Exhibits without objection.

Lawonda Warren, Assistant City Attorney, questioned code supervisor, Phil Cartright, about the exhibits and what the photos depicted.

Terrance Delehanty made a motion that a violation of overgrowth, outside storage and maintenance of home, exists on the property. Seconded by Stephen Butera

The Board was polled and ruled unanimously for a violation exists and gave the property owner 30 days to come into compliance or \$200.00 daily fine.

<b><i>Board Polled Passes 5-0</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>Yes</b>
<b><i>Terrence Delehanty</i></b>	<b>Yes</b>
<b><i>Jimmy Canton</i></b>	<b>Yes</b>

### **3. Case # 24-4161**

Elizabeth & Andrew Harrington  
1098 Hibiscus Lane

Code officer, Yasmin Law testified regarding a tree removal violation, which is a violation of 4.6.19 (D)(4). 8 photos were presented as evidence; they were introduced as City Exhibits 1-8 without objection.

Assistant city attorney, Lawonda Warren questioned Ms. Law about the 8 photo exhibits and what each photo represents.

Andrew Harrington, owner of the property was present. Mr. Harrington apologized for not pulling a permit for the tree removal. He is currently working with a landscape architect and submitting plans for new construction of a home. Mr. Harrington was unaware that a tree removal permit was needed.

The city suggests 30 days to comply or apply to obtain a permit or \$100 daily fine.

Terrance Delehanty made a motion that the violation still exists, and the property owner has 30 days to come into compliance or \$100.00 daily fine. Seconded by Jimmy Canton

The Board members ruled unanimously that the violation still exists, and they gave the owner 30 days to apply to obtain a permit or \$100.00 daily fine.

### **4. Case # 24-4574**

Roger Cope  
701 SE 1<sup>st</sup> Street

Code Administrator of Clean & Safe, testified regarding a landscape code violation, which is a violation of 4.6.16 (I)(1). 6 photos were presented as evidence; they were introduced as City Exhibits 1-6 without objection.

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

The city suggests a Finding of Fact that the violation did exist; 14 days to comply or apply to obtain a permit or \$200.00 daily fine.

Jimmy Canton made a motion that the violation still exists, and the property owner has 14 days to come into compliance or \$200.00 daily fine. Seconded by Stephen Butera

The Board members were polled and ruled unanimously that the violation still exists, and they gave the owner 14 days to apply to obtain a permit or \$200.00 daily fine.

<i>Board Polled Passes 5-0</i>	
<i>Nicholas Coppola</i>	<b>Yes</b>
<i>Wayne Pasik</i>	<b>Yes</b>
<i>Stephen Butera</i>	<b>Yes</b>
<i>Terrence Delehanty</i>	<b>Yes</b>
<i>Jimmy Canton</i>	<b>Yes</b>

## 5. 24-5709

Greg Lawrence  
1771 San Jose Drive 44-C

Code Officer, Randell Straghn, testified regarding a outside storage 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 Randell Straghn about the 4 photo exhibits and what each photo represents.

Kelly, board of director/manager testified that multiple neighbors are having issues with rats due to the condition of this property. She has spoken to the owner about the situation and talks about cleaning up the outside area, but action has been taken.

Nicholas Coppola recused himself from voting on this case. The gavel was given to the Vice Chair Wayne Pasik to continue with hearing.

The city suggests 14 days to comply or apply to obtain a permit or \$350.00 daily fine.

Terrance Delehanty made a motion that the violation still exists, and the property owner has 14 days to come into compliance or \$350.00 daily fine. Seconded by Stephen Butera

The Board members ruled unanimously that the violation still exists, and they gave the owner 14 days to apply to obtain a permit or \$350.00 daily fine.

## **Non-Compliance**

### **6. 17-98199**

Keith Clinton  
801 SW 3<sup>rd</sup> Court

Code Supervisor, Phil Cartwright, testified regarding a outside storage violation, which is a violation of 7.4.1 (307.4). 3 photos were presented as evidence; they were introduced as City Exhibits 1-3 without objection.

Assistant city attorney, Lawonda Warren questioned Phil Cartwright about the 3 photo exhibits and what each photo represents.

The city suggests to lien the property in the amount of \$59,500.00 and continue the \$50.00 daily fine.

Jimmy Canton made a motion that the violation still exists, and to lien the property in the amount of \$59,500.00 and continue the daily fine. Seconded by Terrance Delehanty

The Board members were polled and ruled unanimously that the violation still exists and lien & continue the daily fine.

<b><i>Board Polled Passes 5-0</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>Yes</b>
<b><i>Terrence Delehanty</i></b>	<b>Yes</b>
<b><i>Jimmy Canton</i></b>	<b>Yes</b>

## **Old Business**

### **7. 22-3243**

David Trubnikov  
15925 SW 8<sup>th</sup> Avenue

Lawonda Warren, Assistant City Attorney, gave an explanation to why David Trubnikov had requested to come before the Code Board. Mr. Trubnikov came before the board in June asking for a lien reduction. The lien reduction was granted reducing the lien to \$7500.00 if paid within 60 days. Ms. Warren explained to the board that Mr. Trubnikov was at this hearing to ask for an extension of time.

David Trubnikov stated to the board that he was having difficulty come up with the amount of money needed to payoff the lien. He asked the board if they would consider lowering the lien reduction amount and extended the time to pay.

Terrance Delehanty made a motion that the violation is in compliance, reduce the lien to \$5,000.00 if paid within 60 additional days or the lien would return to the original amount. Seconded by Wayne Pasik.

The board member were polled on vote. The motion passes 3 to 2.

<b><i>Board Polled Passes 3-2</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>Jimmy Canton</i></b>	<b>No</b>

Meeting Adjourned at 2:41 PM.

Code Board Hearing  
August 15, 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 July 11, 2024 which minutes were formally approved and adopted by the Board on August 15, 2024.

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.