

A Code Board Hearing was held on **March 13, 2025**
was called to order at *1:30 PM*, Adjourned *3:04 PM*.

Present:

Wayne Pasik
Stephen Butera
Robert Cohen
Todd L'Herrou
James M. Vedder

Absent:

Jimmy Canton
Richard Burgess
Joseph Schulz
Adam Nelson

Resolution of Original Agenda:

Minutes Approved – No minutes to approve

Postponed Cases are as follows:

Compliance or Closed Cases are as follows:

24-9546; 24-9701; 24-11186; 24-12060; 24-12586; 24-13523; 24-13942; 24-14566; 25-35; 25-10; 25-44

Motion to accept compliance and closed cases: Passes

1st Motion- Todd L'Herrou

2nd Motion- Stephen Butera

Case 1 24-8094

139 N.W. 5th Ave
Hammad Anjad

Property Owner was not present. No exhibits were admitted into evidence. Continued to next code board meeting.

Todd L'Herrou made a motion to continue to next code board meeting. Seconded by Stephen Butera.

Case 2 24-12675

44 N.W. 8th Ave.
Christine Wilson

Code Officer Delinda Witkowski testified regarding outside storage which is a violation of code ordinance #4.6.11. Ms. Witkowski observed outside storage and inoperable vehicles on the property. Code Officer presented six photographs that are pertaining to this violation.

Motion passes to admit the 6 exhibits into evidence. Stephen Butera made a motion. Seconded by Todd L'Herrou.

The city recommends finding a fact that a violation did exist and came into compliance after the compliance date.

Robert Cohen made a motion to finding a fact that a violation did exist and came into compliance after the compliance date. Seconded by Todd L'Herrou.

Case 3 24-14415

556 N.W. 47th Ave.
Nanguens & Nenine Alcius

Code Officer Jude V. LeConte II testified regarding new addition to the home without proper permits which violates code ordinance # 2.4.13 (B). Mr. LeConte observed that the owner added an addition to the home, Mr. LeConte presented nine photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Stephen Butera made a motion. Seconded by Todd L'Herrou.

Property owner and Mitchell (nephew) are present on behalf of the homeowners.

The city recommends 14 days to apply for and obtain the proper permits or remove the addition to the property or a \$100.00 daily fine thereafter for non-compliance.

The board questioned what the use of the addition is and if space is air conditioned.

Robert Cohen made a motion giving the property owner 30 days to correct the violation or a \$100.00 daily fine. Seconded by Stephen Butera.

Case 4 21-10200– (Non-Compliance)

135 N.W. 7th Ave.

Shelia Baxter & Edgar Burton

Code Officer Rubenson Dejadin testified regarding new addition to the home without proper permits which violates code #2.4.6 (B) (1 to 5). Mr. Dejadin observed that the owner added an addition to the home. Mr. Dejadin presented four photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Robert Cohen made a motion. Seconded by Stephen Butera.

Both owners, Shelia Baxter and Edgar Burton are present.

The city recommends finding a fact that a violation did exist, \$20,900 lien to be placed against the property and a \$100.00 daily fine thereafter for non-compliance.

Stephen Butera made a motion to finding a fact finding a fact that a violation did exist, \$20,900 lien to be placed against the property and a \$100.00 daily fine thereafter for non-compliance. Seconded by Todd L’Herrou.

Case 5 24-1960– (Non-Compliance)

2577 Dolphin Dr.

Joseph & Anicette Petitfrere

Code Officer Jude LeConte II testified regarding maintenance of building which violates code #7.1.4 (C) (1) (A). Mr. LeConte observed that there was plumbing work done without proper permits. Mr. LeConte presented three photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Todd L’Herrou made a motion. Seconded by Stephen Butera.

Property owner and Karise (son of property owner) are present on behalf of the homeowners.

The city recommends finding a fact that a violation did exist, \$17,700 lien to be placed against the property and a \$150.00 daily fine thereafter for non-compliance.

Todd L’Herrou made a motion to finding a fact finding a fact that a violation did exist, \$17,700 lien to be placed against the property and a \$150.00 daily fine thereafter for non-compliance. Seconded by Stephen Butera.

Case 6 24-9504- (Non-Compliance)

39 S.W. 8th Ave.

Herschel C Ford Jr.

Code Officer Delinda Witkowski testified regarding outside storage of unlicensed/inoperable vehicles which violates code #4.6.11. Ms. Witkowski presented six photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Stephen Butera made a motion. Seconded by Robert Cohen.

The city recommends finding a fact that a violation did exist, \$5,900 lien to be placed against the property and a \$50.00 daily fine thereafter for non-compliance.

Stephen Butera made to finding a fact finding a fact that a violation did exist, \$5,900 lien to be placed against the property and a \$50.00 daily fine thereafter for non-compliance. Seconded by Todd L'Herrou.

Case 7 24-9662 (Non-Compliance) (Stephen Butera recused from case)

600 Lawrence Rd.

Patricia & Stephen Sullivan

Code Officer Jude LeConte II testified regarding unscreened in driveway which violates code #4.6.13 (B) (3) + (B) (8). Mr. LeConte presented two photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Todd L'Herrou made a motion. Seconded by Robert Cohen.

Property owners are present.

The city recommends finding a fact that a violation did exist, \$11,800 lien to be placed against the property and a \$100.00 daily fine thereafter for non-compliance.

Todd L'Herrou made a motion to finding a fact finding a fact that a violation did exist, \$11,800 lien to be placed against the property and a \$100.00 daily fine thereafter for non-compliance. Seconded by Robert Cohen.

Board Polled Failed 4-1 Stephen Butera Recused Himself

<i>Wayne Pasik</i>	Yes
<i>Stephen Butera</i>	Recused
<i>Robert Cohen</i>	Yes
<i>Todd L'Herrou</i>	Yes
<i>James Vedder</i>	Yes

Case 8 24-14473

122 S.W. 9th Ave.

I M in Mud LLC

Code Officer Jude LeConte II testified regarding window installation without proper permits which violates code #2.4.13 (B). Mr. LeConte observed that the owner installed non permitted windows the home. Mr. LeConte presented six photographs that are pertaining to this violation.

Lawonda Warren, Assistant City Attorney, questioned the code officer about the photos and admitted exhibits into evidence without objection. Motion passes to admit the exhibits into evidence. Robert Cohen made a motion. Seconded by Stephen Butera.

Property owner was not present.

The city recommends 30 days to obtain/correct issue on permit in hold status or a \$100.00 daily fine thereafter for non-compliance.

Todd L'Herrou made a motion giving the property owner 30 days to correct the violation or a \$100.00 daily fine. Seconded by Stephen Butera.

Adjourned at 3:10 pm

Code Board Hearing
March 13, 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 March 13, 2025 which minutes were formally approved and adopted by the Board on May 8, 2025.

ATTEST:

A handwritten signature in black ink, reading "Wayne T. Jasko", written over a horizontal line.

CHAIRMAN

A handwritten signature in blue ink, reading "Sarah Hest", 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.