

A **Code Board** was held on May 8, 2025
was called to order at *1:30 PM*, Adjourned *4:30 PM*.

City Staff Present:

Absent:

Wayne Pasik
Stephen Butera
Jimmy Canton
Robert Cohen
Richard Burgess
Todd L'Herrou
James Vedder (Alternate)

Minutes Approved – March 13, 2025

Resolution of Original Agenda:

Postponed Cases are as follows:
25-1001

Compliance or Closed Cases are as follows:
24-10380; 24-12838; 24-13831; 24-14473; 25-304; 25-932; 25-1212; 25-1265; 25-1267; 25-1274; 25-1380; 25-1471; 25-1611; 25-162; 25-1792; 25-1845; 25-1898; 25-1902; 25-1908; 25-1958; 25-2401; 25-2718; 25-12838

Case 24-7605

Address: 1000 W. Atlantic Ave.

Owners Name: Hagwood Family Trust; Hagwood Harry B Trust

Presented by: Delinda Witkowski

Violation- Yards and Landscape Areas 100.07 (A & B)

The property owner was present.

The city recommends 60 days to agree with status check and 60 days to come back.

Postponed and moved to July Code Board for a status check.

Case 24-7606

Address: 1008 W. Atlantic Ave.

Owners Name: Christopher Vittorio

Presented by: Delinda Witkowski

Violation – Yards and Landscape Areas 100.07 (A & B)

The property owner was present.

The city recommends 60 days to agree with status check and 60 days to come back.

Postponed and moved to July Code Board for a status check.

Case 24-7607

Address: 1016 W. Atlantic Ave.

Owners Name: Burns Claudia Kock TR and Kock

Presented by: Delinda Witkowski

Violation – Yards and Landscape Areas 100.07 (A & B)

The property owner was present.

The city recommends 60 days to agree with status check and 60 days to come back.

Postponed and moved to July Code Board for a status check.

Case 24-10830- (NONCOMPLIANCE)

Address: 523 Angler Dr.

Owners Name: Cajuste Jean R & Exantus Chrisnante

Presented by: Jude LeConte

Translated by: Rubenson Dejadin

Violation – Building Permits 2.4.13 (B)

Code Officer Jude LeConte testified that the property owner is aware and understands the requirements to bring this property into compliance.

The city recommends a lien in the amount of \$10,500.00 or continue the \$100.00 daily fine.

Lawonda Warren, Assistant City Attorney, asked the property owner if he agrees to the resolution of the city. The property owner wasn't sure what the resolution was. Mrs. Warren explained the resolution and the owner understood and agreed that the property was still out of compliance and would comply with the city's requests.

Finding a fact that a violation still exists and lien in the amount of \$10,500 and continues \$100.00 daily fine until property comes into compliance.

Stephen Butera made a motion the violation still exists and a lien in the amount of \$10,500 and continues \$100.00 daily fine until property comes into compliance. Seconded by Todd L'Herrou.

Case 24-8094

Address: 139 NW 5th Ave.

Owners Name: Hammad Amjad

Presented by: Delinda Witkowski

Violation – Parking Surfaces and Drainage 4.6.9 (D) (8) (A)

Code Officer Delinda Witkowski testified that there was work done without proper permits and there was good notice and posted at the property and at City Hall. Mrs. Witkowski presented 6 exhibits into evidence.

The city recommends 14 days to satisfy the disapproved comments by the engineer to come into compliance or \$100.00 daily fine.

Lawonda Warren, Assistant City Attorney, entered all 6 exhibits into evidence without objection.

Stephen Butera made a motion to give the owner 30 days to correct the painting in the parking lot or \$100.00 daily fine until property comes into compliance. Seconded by Todd L'Herrou.

Case 25-861

Address: 3025 Spanish Trl.

Owners Name: Tropical Paradise Group LLC

% Hinnners, Thomas R/A

Presented by: Connor Lee

Violation – Docks, Dolphins, Piers Permits 7.9.2

Code Officer Connor Lee testified that there was an unpermitted dock addition good notice and posted at the property and at City Hall. Mr. Lee presented 14 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 14 exhibits into evidence without objection.

The city recommends 30 days to meet with appropriate city staff to discuss the plans and apply for proper permits or \$100.00 daily fine.

Jimmy Canton made a motion to give the owner 30 days to meet with Development Services, apply for a permit or \$200.00 daily fine until property comes into compliance. Seconded by Stephen Butera.

Case 25-1705

Address: 28 NW 7TH Ave.

Owners Name: Joseph P. Cadet

Presented by: Delinda Witkowski

Violation – Maintenance of Buildings Req'd 7.8.3

Code Officer Delinda Witkowski testified that there was a violation of a structure that was not

boarded up properly and needed to be painted.
Mrs. Witkowski presented 4 exhibits into evidence.

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

The city recommends 30 days to correct the violation or \$100.00 daily fine.

Jimmy Canton made a motion to give the owner 30 days to correct all violations or \$100.00 daily fine. Seconded by Todd L'Herrou.

Case 25-1706

Address: 28 NW 7TH Ave.

Owners Name: Joseph P. Cadet

Presented by: Delinda Witkowski

Violation – Minimum Maintenance Req'd 4.6.16 (I) (1)

Code Officer Delinda Witkowski testified that she observed overgrowth both within the property and the right-away.

Mrs. Witkowski presented 6 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 6 exhibits into evidence without objection.

The city recommends 14 days to cut the overgrowth on property or \$50.00 daily fine.

Robert Cohen made a motion to give the owner 14 days to correct all violations or \$50.00 daily fine. Seconded by Todd L'Herrou.

Case 25-1959

Address: 26 SW 4TH Ave.

Owners Name: McMullen Doretha R Est.

Linda Grant

Presented by: Delinda Witkowski

Violation – Maintenance of Buildings Req'd 7.8.3

Code Officer Delinda Witkowski testified that she observed the building needed to be boarded up properly and painted.

Mrs. Witkowski presented 6 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 6 exhibits into evidence without objection.

The city recommends 30 days to board up the windows, doors and paint the property or \$50.00 daily fine.

Jimmy Canton made a motion to give the owner 60 days to board up the windows, doors and paint the property or \$50.00 daily fine. Seconded by Todd L'Herrou.

Case 25-1963

Address: 24 NW 8TH Ave.

Owners Name: Rahman Mohammed M & Dey Monindra C

Presented by: Delinda Witkowski

Violation – Deposit of Garbage 98.03 (A)

Code Officer Delinda Witkowski testified that there was good notice and posted at the property and at City Hall.

Mrs. Witkowski presented 3 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 3 exhibits into evidence without objection.

The city recommends 14 days to remove all litter and debris or \$100.00 daily fine.

Jimmy Canton made a motion to give the owner 14 days to correct all violations or \$100.00 daily fine. Seconded by Todd L'Herrou.

Case 25-2219

Address: 24 NW 8TH Ave.

Owners Name: Rahman Mohammed M & Dey Monindra C

Presented by: Delinda Witkowski

Violation – Maintenance of Buildings Req'd 7.8.3

Code Officer Delinda Witkowski testified that she observed the building the required painting (windowsills, pillars, entrance area, etc.).

Mrs. Witkowski presented 9 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 9 exhibits into evidence without objection.

The city recommends 30 days to correct all violations or \$100.00 daily fine.

Robert Cohen made a motion to give the owner 30 days to correct all violations or \$100.00 daily fine. Seconded by Robert Burgess.

Case 25-2217

Address: 24 N Swinton Ave
Owners Name: Kirk J Witecha
Presented by: Delinda Witkowski

Violation – Building Permits 2.4.13 (B)

Code Officer Delinda Witkowski testified that she inspected the property and observed a fence was installed without proper permits.

Mrs. Witkowski presented 3 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered all 3 exhibits into evidence without objection.

The city recommends 30 days to apply for a permit or remove the fence, additional 30 days to obtain the permit or \$100.00 daily fine.

Robert Cohen made a motion to give the owner 30 days to apply for a permit or remove the fence, additional 30 days to obtain the permit or \$100.00 daily fine. Seconded by Todd L'Herrou.

Case 25-2576

Address: 721 SW 10th St.
Owners Name: Eligio LLC
% Law Offices of Sasha Katz R/A
Presented by: Jude LeConte

Violation – Building Permits 2.4.13 (B)

Code Officer Jude LeConte testified that he observed the installation of a wooden fence without proper permits.

Mr. LeConte presented 5 exhibits into evidence.

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

The property owner was present and testified that a permit was applied for and waiting for the permit request to be processed through the system.

The city recommends 30 days to obtain an approved permit or \$100.00 daily fine.

Stephen Butera made a motion to give the owner 30 days to obtain a permit or \$100.00 daily fine. Seconded by Jimmy Canton.

NONCOMPLIANCE OF BOARD ORDER AND ASSESSMENT OF FINE:

Case 24-5530

Address: 3311 Ave. Serrant

Owners Name: Desulme Rousseau & Marie Desulme

Presented by: Jude LeConte

Violation – Building Permits 2.4.13 (B)

Code Officer Jude LeConte is requesting the board to freeze all fines for 30 days and allow 30 days to obtain a CO or fines will continue to accrue.

Todd L'Herrou made a motion to freeze all fines for 30 days and give the owner 30 days to obtain a CO or fines will continue to accrue. Seconded by Stephen Butera.

Case 24-3389

Address: 135 SE 5th Ave.

**Owners Name: Anne S Bright TR & Bright and Nicholas R TR
& Henry S TR**

Presented by: Jorge Corzo

Violation – Maintenance of Buildings + Exterior Building Walls 7.1.4 (C) (1) (A) + 100.08 (A&B)

Code Officer Jorge Corzo testified that the property received the violation on June 13th, 2024, and was given 30 days to repair or replace broken roof shingles or \$200.00 daily fines. A lien was placed against the property in the amount of \$20,800. The property still has not comply.

Mr. Corzo presented 1 exhibit into evidence.

The city recommends a lien in the amount of \$20,800 and continues the \$200.00 daily fine until the property comes into compliance.

Lawonda Warren, Assistant City Attorney, entered 1 exhibit into evidence without objection.

Robert Cohen made a motion to lien the property in the amount of \$20,800 and continue the \$200.00 daily fine until the property comes into compliance. Seconded by Stephen Butera.

Case 24-12321

Address: 903 SW 6th Ave

Owners Name: James Leger & Minocol Leger

Presented by: Jude LeConte

Translator: Rubenson Dejadin

Violation – Outside Storage 4.6.11

Code Officer Jude LeConte testified that the property received the outside storage, unlicensed and inoperable violation on January 23rd, 2025. The property still has not comply.

Mr. LeConte presented 3 exhibits into evidence.

The city recommends a lien in the amount of \$5,200 and continues the \$50.00 daily fine until the property comes into compliance.

Lawonda Warren, Assistant City Attorney, entered 3 exhibits into evidence without objection.

Todd L'Herrou made a motion to freeze all fines and give the owner 7 days to correct all violations or lien the property in the amount of \$5,200 and continue the \$50.00 daily fine until the property comes into compliance. Seconded by Stephen Butera.

Case 24-12393

Address: 1546 Audubon Blvd.

Owners Name: William J. Johnson

Presented by: Connor Lee

Violation – Unscreened in Driveway 4.6.13 (B) (3) + (B) (8)

Code Officer Connor Lee testified that the property received an unscreened trailer in driveway violation on January 23rd, 2025. The property was given 15 days to screen the recreational vehicle or \$50.00 daily fine and still has not comply.

Mr. Lee presented 1 exhibit into evidence.

Lawonda Warren, Assistant City Attorney, entered 1 exhibit into evidence without objection.

The city recommends a lien in the amount of \$5,200 and continues the \$50.00 daily fine until the property comes into compliance.

Stephen Butera made a motion to lien the property in the amount of \$5,200 and continue the \$50.00 daily fine until the property comes into compliance. Seconded by Todd L'Herrou.

Case 24-13437

Address: 42 NW 9th Ave.

Owners Name: Venice, Miller and Williams Graham

Presented by: Delinda Witkowski

Violation – Building Permits 2.4.13 (B)

Code Officer Delinda Witkowski testified that the property received a working without permits violation on January 23rd, 2025. The property was given 60 days to apply for and obtain the proper permits or \$50.00 daily fine. A permit application # 25-222862 is on hold and awaiting a

notice of commencement required by the state.
Mrs. Witkowski presented 3 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered 3 exhibits into evidence without objection.

The city recommends a lien in the amount of \$5,200 and to freeze all fines and allow time for the property owner to submit the notice of commencement.

Todd L'Herrou made a motion to freeze the fine and reset for the next board hearing in June.
Seconded by Stephen Butera.

Case 24-13527

Address: 202 SW 8th St.

Owners Name: Blue Mule Group LLC Northwest Registered Agent LLC

Presented by: Jorge Corzo

Violation – Care of Premises 7.4.1. (307.4)

Code Officer Jorge Corzo testified that the property received the violation on February 13th, 2025, for an abandoned, inoperable vehicle. The owner was given 14 days to remove the vehicle stored on the property or \$50.00 daily fines. The property still has not comply.

Mr. Corzo presented 3 exhibits into evidence.

Lawonda Warren, Assistant City Attorney, entered 3 exhibits into evidence without objection.

The city recommends a lien in the amount of \$4,150 and continues the \$50.00 daily fine until the property comes into compliance.

Jimmy Canton made a motion to freeze the fine and reset for the next board hearing in June.
Seconded by Stephen Butera.

OLD BUSINESS:

Case 18-118597

Address: 126 NW 4TH Ave.

Owners Name: Jonathan D. Morgenstern

Presented by: Enrique Fernandez

Fine Reduction Stipulation and Order

Lawonda Warren, Assistant City Attorney, presented the details of the stipulation. Fine reduced to \$7,500 to be paid for in three installments:

Each installment in the amount \$2,500 to be paid on May 8th, 2025; August 1st, 2025 & November 11th, 2025. If fines are not paid on designated timeframe, fines will revert to accrued amount of \$235,650.

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

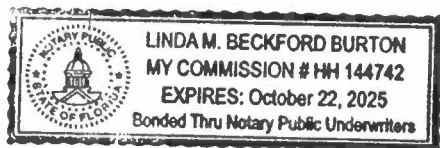
Adjourned- 4:30 PM

Code Board Hearing
May 8, 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 May 8, 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.