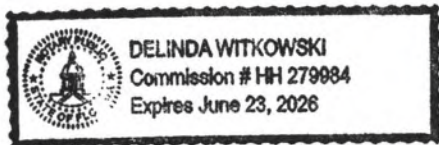


Code Board Hearing
March 09, 2023 Meeting Minutes

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 09, 2023 which minutes were formally approved and adopted by the Board on May 18, 2023.

ATTEST:



CHAIR

ADVISORY 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.

Code Board Hearing was held on **March 09, 2023**,
was called to order at *1:32pm* Adjourned *2:15 pm*.

City Employee's Present:

Kelly Brandon/ Sr. Assistant City Attorney
Lawonda Warren/ Assistant City Attorney
Enrique Fernandez/ Code Enforcement Administrator
Al Angulo/ Lead Code Officer
Jose Morales/ Code Officer

Code Enforcement Board Members Present:

Nicholas Coppola
Michael Schiff
Ingrid Lee
Wayne Pasik

Code Enforcement Board Members Absent:

Courtney Tito
Stephen Butera
Jonathan Jonas

Owners and/ or Respondents Present:

Anthony Villani

Old Business

Case 21-4504

Owners Name: 820SE5 LLC

Register Agent: Anthony Villani

Property Address: 820 SE 5th Avenue

Original Code Officer: Thomas Story

Presented By: Enrique Fernandez

Code Administrator Enrique Fernandez presented a General Violation 2.4.5 (G) (1) (A-D) concerning a Site Plan Modification (Fence without a permit) at the property of 820 SE 5th

Avenue. Mr. Fernandez presented information on the case and stated that the owner was present for a reduction of lien request.

Anthony Villani, property owner was present and stated that he rented the property to a tenant who put a fence up without a permit and refused to remove the fence. The lease stated that the tenant would pay for any fees or fines that accrued on the property. The owner is asking for a reduction of lien and requested to reduce the fine to \$1,000-\$2,000.

City Attorney Lawonda Warren stated that the city agrees with the amount of \$1,750.00 to be paid withing 30 days.

Ingrid Lee made the motion to reduce the fine of \$17,500.00 to \$1,750.00 to be paid within 30 days. Michael Schiff seconded the motion; all were in favor.

Case 22-14275

Owners Name: 138 East Atlantic Avenue LLC

Register Agent: Debra Cohen

Property Address: 131 E Atlantic Avenue

Presented by: Jose Morales

Code Officer Jose Morales presented a General Violation 2.4.5 (G) (1) (A to D) concerning a Building Code (Modification Site & Development Plans) at the property 131 E Atlantic Avenue. Officer Jose Morales presented eight (09) photographs into evidence. City Attorney Lawonda Warren questioned Jose Morales on the photographs pertaining to the case. Code Officer Morales said that he had several different contacts with the register agent.

Michael Schiff made the motion to accept the photographs into evidence, and Ingrid Lee made the second motion; all were in favor.

Discussion went back and forth as to the parking spots, and how many they had, and much they were making from it with charging customers from an illegal meter.

Stephen Butera made the motion to accept the photographs into evidence, and Wayne Pasik made the second motion; all were in favor.

The cities recommendation is 30 days to come into compliance, or a \$100.00 daily fine if they do not come into compliance.

Ingrid Lee made the motion in respect to case 22-14275 that the violation does exist, and that the violation be corrected within 14 days for noncompliance or \$500.00 per day thereafter for noncompliance; Michael Schiff seconded the motion.

Board Polled Passes 4-0

Nicholas Coppola Yes

Michael Schiff Yes

Ingrid Lee Yes

Wayne Pasik Yes

NONCOMPLIANCE:

Case 22-2432

Owners Name: Federal 1501 LLC

Register Agent: The Presser Law Firm, P.A.

Property Address: 1501 N Federal Hwy

Original Code Officer: Thomas Story

Presented by: Al Angulo

Code Officer Al Angulo presented a General Violation 7.8.3 concerning a Building Code (Maintenance of Building Requirements) at the property 1501 N Federal Hwy presented six (05) photographs into evidence. City Attorney Kelly Brandon for identification purposes questioned Al Angulo on the photographs pertaining to the case.

Michael Schiff made the motion to accept the photographs into evidence, and Ingrid Lee made the second motion; all were in favor.

City suggests is to lien and continue.

Ingrid Lee asked if there had been contact with the register agent, and Al Angulo said that he did have contact with the register agent, and that all the proper notifications were done on this case for the hearing.

Michael Schiff made the motion in respect to case 22-2432 that the violation does exist, and that a lien of \$15,100.00 be placed against the property, and a \$100.00 per day continue thereafter for noncompliance, and Ingrid Lee seconded the motion.

Board Polled Passes 4-0

Nicholas Coppola Yes

Michael Schiff Yes

Ingrid Lee Yes

Wayne Pasik Yes

Case 22-9383

Owners Name: 3 Ocean Properties LLC

Register Agent: Alan Raines

Property Address: 43 SW 11th Avenue

Original Code Officer: Jose Morales

Presented by: Al Angulo

Code Officer presented a General Violation concerning a Building Code at the property 43 SW 11th Avenue. Al Angulo presented three (03) photographs into evidence. City Attorney Lawonda Warren for identification purposes questioned Al Angulo on the photographs pertaining to the case.

Ingrid Lee made the motion to accept the photographs into evidence, and Michael Schiff made the second motion; all were in favor.

The cities recommendation is to lien the property in the amount of \$5,900.00 and continue the fine of \$100.00 daily fine.

Ingrid Lee asked if the owner received proper notification, and it was confirmed that certified mail was sent and posting was done.

Ingrid Lee made the motion in respect to case 22-9383 that the violation does exist, and that a lien of \$5,900.00 be placed against the property, and that the daily amount of \$100.00 continue until compliance has been met.

Board Polled Passes 4-0

<i>Nicholas Coppola</i>	Yes
<i>Michael Schiff</i>	Yes
<i>Ingrid Lee</i>	Yes
<i>Wayne Pasik</i>	Yes