



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 17, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

Approval of the May 15, 2023 Code Enforcement Board meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2302-0075 & C2302-0077
Wallace**

584 W. Juniata St., LLC
584 & 586 W. Juniata St.

REQUEST:

Motion to lien

**Item 2 - C2202-000137
Cortez**

Burger King Company, LLC
780 Highway 50

REQUEST:

Motion to Lien

**Item 3 - C2203-000066
Snodgrass**

Richard & Andrew Posada
2714 Eagle Lake Drive

REQUEST:

Motion to Lien

**Item 4 - C2301-0017
Cortez**

Barbara Driver
1982 Brantley Circle

REQUEST:

Reduction of fines

NEW BUSINESS

**Item 5 - C2306-0026
Cortez**

David Stevens
204 N. Bloxam Ave.

VIOLATION:

Find in Repeat Violation of Section 125-
522 General Development Conditions;
(h) Unsightly Occupancy

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**Item 6 - C2305-0061
Cortez**

Jo-El, LLC
Vacant parcel located on W. Minneola
Ave., Alternate Key 1615747

VIOLATION:

Find in Repeat Violation of Section 125-522 General Development Conditions, (i) Property Maintenance

**Item 7 - C2305-0065
Cortez**

Jeremy Chamberlain
381 E. Minnehaha Ave.

VIOLATION:

Find in Repeat Violation of Section 125-522 General Development Conditions, (i) Property Maintenance; Section 18-53 & 18-54 Nuisances; IPMC Section 302.4 Weeds

**Item 8 - C2304-0003
Wallace**

Shoppes of Venice II, LLC - Curaleaf
1900 S. US Highway 27

VIOLATION:

Section 125-522 Building Permit Required, Section 125-521 Fences & Walls, IPMC Section 304.2 Fence Maintenance

**Item 9 - C2306-0020
Snodgrass**

Linda Lalchan
1870 Vale Drive

VIOLATION:

IPMC Section 111.1.3 Structure Unfit for Human Occupancy; Section 18-53 Nuisance

**Item 10 - C2306-0066
Snodgrass**

Woodwinds Clermont, LLC -
Woodwind Apts.
151 S. Grand Highway

VIOLATION:

IPMC Section 703.2 Unsafe Conditions; Section 125-522 General Development Conditions (a) Building Permit Required.

**Item 11 - C2301-0004
Snodgrass**

Annbi, LLC - El Cerro
811 W. Highway 50

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VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required

Item 12 - C2304-0061 Jude & Geralde Meus
Cortez 1383 Laurel Hill Dr.

VIOLATION: Section 122-344 (new 125-522) Building
Permit Required

Item 13 - C2305-0041 Duncan E. Ward Life Estate
Cortez 567 Bloxam Ave.

VIOLATION: Section 30-28 Special Refuse Problems

Item 14 - C2303-0045 Stanley Hayes
Cortez 505 E. Montrose Street

VIOLATION: Section 34-142 Accumulation of Certain
Materials (new section 18-130), Section
122-122 Permitted Uses (new section
125-165), Premises Identification 304.3
IPMC, Section 34-95 Prohibit Storage of
Certain Items (new section 18-92),
Section 302 IPMC Sanitation, Section
122-343 Fences and Walls (new section
125-521), Section 122-344 (h) Unsightly
Occupancies (new section 125-522)

ADJOURN

Any person wishing to appeal any decision made by the Code Enforcement Board at this meeting will need a record of the proceedings. For that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act (ADA), if any person with a disability as defined by the ADA needs special accommodation to participate in this proceeding, then not later than two (2) business days prior to the proceeding, he or she should contact the Development Services Department at 352-241-7335.

Please be advised that if you intend to show any document, picture, video or items to the Council or Board in support or opposition to any item on the agenda; a copy of the document, picture, video or item must be provided to the Recording Clerk for the City's records.