



**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MINUTES

July 17, 2023 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2209-0054 & C2305-0065
Cortez**

Jeremy Chamberlin
381 E. Minnehaha Avenue

REQUEST:

Motion to Lien

**Item 2 - C2302-0047
Cortez**

708 Mace Avenue Owners Corp.
1800 S. Highway 27

REQUEST:

Motion to Lien

**Item 3 - C2301-0017
Cortez**

Barbara Driver
1982 Brantley Circle

REQUEST:

Reduction of Fines

NEW BUSINESS

**Item 4 - C2307-0028
Wallace**

Coastal Investment Land Trust
West End Plaza
821 West Minneola Avenue

VIOLATION:

Section 115-17 Parking in the Central
Business District;
Section 115-2 Off-Street Parking
Facilities;
Section 115-3 Parking Spaces;
Section 115-14 Table of Minimum
Parking Space Requirements;
Section 125-373 Off-Street Parking

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**Item 5 - C2303-0014
Cortez**

Southern Villas Lot Owners Association
Villa Court (Vacant Lot)
Alternate Key 3776058

VIOLATION:

Section 123-41 Maintenance and
Pruning;
Section 302.4 IPMC Weeds

**Item 6 - C2207-0008
Cortez**

Turk Andrea M. Trustee
West Avenue (Vacant Lot)
Alternate Key 2668148

VIOLATION:

Section 38-5 Lakefront Properties
Parking and Storage for Boats

**Item 7 - C2303-0054
Cortez**

Gwen Battle
4013 Greystone Drive

VIOLATION:

Section 122-344 (new 125-522) Building
Permit Required
Section 112 IPMC Stop Work Order

**Item 8 - C2305-0029
Cortez**

The View Clermont LLC
2601 Dimond Club Drive

VIOLATION:

Section 117-8 Prohibited Signs

**Item 9 - C2304-0040
Cortez**

Pamela Guerrero
873 Skyridge Road

VIOLATION:

Section 123-74 Minimum Tree
Requirement;
Section 123-100 Tree Removal Permit

**Item 10 - C2301-0041
Cortez**

Angela Mojica Special Needs Trust
1610 E. Bowman Street

VIOLATION:

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

**Item 11 - C2303-0012
Cortez**

EMF of Winter Park, Inc.
185 US HWY 27

**CODE ENFORCEMENT BOARD MEETING
MONDAY, SEPTEMBER 18, 2023
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required;
Section 112 IPMC Stop Work Order

Item 12 - C2305-0015 Lunsford Family Properties LLC
Cortez 1133 Linton Court

VIOLATION: Section 122-344 (new Section 125-522)
Building Permit Required;
Section 112 IPMC Stop Work Order

Item 13 - C2304-0050 Brian & Sherrie Smith
Rebando/Cortez 1220 W. Lakeshore Drive

VIOLATION: Section 304.3 IPMC Premises
Identification
Section 18-92 Prohibit Storage of
Certain Items

Item 14 - C2307-0052 Matthew Shakaria
Rebando/Snodgrass 5th Street (Vacant Lot)
Alternate Key 3621433

VIOLATION: Section 18-53 Nuisances;
Section 18-54 Creation of Nuisance by
Property Owner Declared Unlawful;
Section 125-522 (i) Property
Maintenance;
Section 302.4 IPMC Weeds

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.