



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 15, 2024
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

MINUTES

Approval of the May 20, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

UNFINISHED BUSINESS

Item 1 - C2404-0035 Kings Ridge Golf Club of Lake County
Cortez LLC
1950 Kings Ridge Boulevard

REQUEST: Reduction of Fine

Item 2 - C2404-0064 Lou Natem LLC
Cortez 1203 West Highway 50

REQUEST: Reduction of Fine

NEW BUSINESS

Item 3 - C2405-0019 Linda Lalchan
Snodgrass 1870 Vale Drive

REPEAT VIOLATION: IPMC Sections: 305.3 Interior Surfaces,
504.1 Plumbing, 603.1 Mechanical
Equipment & Appliances, 704.6.2
Interconnection, 102.2 Maintenance,
304.7 Roofs & Drainage, 111.1.3
Structure Unfit for Human Occupancy
Sections 18-53 and 18-54 Nuisances

Item 4 - C2405-0017 The Meus'
Cortez 1383 Laurel Hill Drive

VIOLATION: Section 125-522(a) Building Permit
Required

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**Item 5 - C2401-0036
Cortez**

Advenir at Clermont LLC
600 River Birch Court

VIOLATION:

IPMC 603.1 Mechanical Equipment &
Appliances
Section 125-522(a) Building Permit
Required

**Item 6 - C2405-0003
Cortez**

Edward Emrick III
Cluster Oak Drive

VIOLATION:

Section 18-53 and 18-54 Nuisances
Section 125-522(i) Property
Maintenance
IPMC 302.4 Weeds

**Item 7 - C2404-0069
Cortez**

Libre Real Estate LLC
1000 West Montrose Street

VIOLATION:

IPMC 302.4 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.