



CODE ENFORCEMENT BOARD MEETING  
MONDAY, SEPTEMBER 16, 2024  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM

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CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Approval of the July 15, 2024 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

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OTHER BUSINESS

Item 1 - C2404-0069  
Cortez

Libre Real Estate LLC  
1000 W. Montrose Street

REQUEST:

Motion to Lien

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UNFINISHED BUSINESS

Item 2 - C2404-0035  
Cortez

Kings Ridge Golf Club of Lake County  
LLC  
1950 Kings Ridge Blvd

REQUEST:

Reduction of Fine

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Item 3 - C2312-0017  
Snodgrass

GLORI-1295 LLC  
(Noland's Roofing)  
1295 W. Highway 50

REQUEST:

Reduction of Fine

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Item 4 - C2405-0019  
Snodgrass

Linda Lalchan  
1870 Vale Drive

REQUEST:

Reduction of Fine

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**NEW BUSINESS**

**Item 5 - C2406-0022  
Cortez**

Libre Real Estate LLC  
Vacant Lot on W. Montrose Street  
Alt Key 3826383

**REPEAT VIOLATION:**

IPMC 302.4 Weeds

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**Item 6 - C2404-0038  
Cortez**

The Zentmeyers  
1050 W. Magnolia Street

**VIOLATION:**

Sec. 125-522 Building Permit Required  
IPMC Sections: 307.1 General, 605.1  
Installation, 308.1 Accumulation of  
Rubbish or Garbage, 112.2 Temporary  
Safeguards, 304.1 General (Exterior  
Structure), 304.1.1 Unsafe Conditions,  
304.2 Protective Treatment and 304.6  
Exterior Walls

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**Item 7 - C2405-0005  
Cortez**

Southern Villas Lot Owners Assn, Inc.  
Vacant Lot on Villa Court  
Alt Key 3776058

**VIOLATION:**

Sections 18-53 and 18-54 Nuisances and  
Creating a Nuisance by Property Owner  
Declared Unlawful  
IPMC 302.4 Weeds

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**Item 8 - C2404-0061  
Cortez**

Aaron Jones  
407 W. Highway 50

**VIOLATION:**

Sec. 117-8(11) Prohibited Signs;  
Banners  
Sec. 125-522 Building Permit Required

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**Item 9 - C2407-0039  
Cortez**

645 West Osceola Land Trust  
645 W. Osceola Street

**VIOLATION:**

Florida Building Codes (FBC): 101.2  
Scope, 101.3 Intent, 101.4.2 Buildings  
Previously Occupied, 102.2 Building  
Section 125-522 Building Permit

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Required  
IPMC Sections: 111.1.2 Unsafe Equipment, 111.1.3 Structure Unfit for Human Occupancy, 111.1.5 Dangerous Structure or Premises, 102.2 Maintenance, 102.5 Workmanship, 302.1 Sanitation, 302.3 Sidewalks and Driveways, 302.7 Accessory Structures, 304.1 General, 304.1.1 Unsafe Conditions, 304.2 Protective Treatment, 304.7 Roofs and Drainage, 304.9 Overhang Extensions, 304.10 Stairways, Decks, Porches and Balconys, 304.15 Doors, 304.18.1 Doors, 305.1 General, 305.3 Interior Surfaces, 305.4 Stairs and walking Surfaces, 305.6 Interior Doors, 306.1.1 Unsafe Conditions, 307.1 General, 309.1 Infestation, 404.4.4 Prohibited Occupancy, 504.1 and 505.1 General, 505.3 Supply, 506.1 General, 506.2 Maintenance, 603.1 Mechanical Equipment and Appliances, 604.3 Electrical System Hazards, 605.1 Installation, 605.2 Receptacles, 701.2 Responsibility, 702.3 Locked Doors, 704.6.1.2 Groups (Residential), 704.6.1.3 Installation Near Cooking Appliances, 705.1 General

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**Item 10 - C2405-0038  
Snodgrass**

DR FORCE LLC  
4340 Renly Lane

**VIOLATION:**

Sections 18-53 and 18-54 Nuisances and Nuisance by Property Owner Declared Unlawful

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**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.**

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**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.**