



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 17, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ELECTIONS OF CHAIR AND VICE-CHAIR
MINUTES**

Approval of the November 18, 2024 Minutes

**OPENING STATEMENT
SWEARING IN WITNESSES
AGENDA**

UNFINISHED BUSINESS

**Item 1 - C2404-0046, C2404-0048,
C2404-0049 & C2404-0050
Snodgrass**

Lakefront Village LLC
905, 915, 925 & 935
Lakefront Village Drive

REQUEST:

Reduction of Fine

**Item 2 - C2405-0019
Snodgrass**

Linda Lalchan
1870 Vale Drive

REQUEST:

Reduction of Fine

**Item 3 - C2409-0031
Cortez**

Edward Emrick III
Cluster Oak Drive
(Vacant Lot)

REQUEST:

Reduction of Fine

**Item 4 - C2406-0022
Cortez**

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

REQUEST:

Reduction of Fine

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NEW BUSINESS

**Item 5 - C2501-0036
Snodgrass**

Lake Minneola Condominium
Association
West Osceola Street (Lake Minneola
Condominiums)
AK 3891767

VIOLATION:

IPMC Sec. 111.1.1 Unsafe Structures
IPMC Sec. 304.1 General
IPMC Sec. 304.10 Stairways, Decks,
Porches, and Balconies
IPMC Sec. 304.1.1 Unsafe Conditions

**Item 6 - C2412-0006
Snodgrass**

Colonial Tiles & Pavers, LLC
1730 S. Highway 27

VIOLATION:

Sec. 125-522(a) Building Permit
Required

**Item 7 - C2402-0005
Cortez**

Sedlmajer Alexandra & Adam
26 Sunnyside Drive

VIOLATION:

Sec. 125-522(a) Building Permit
Required
IPMC Sec. 703.3.3 Firewalls, Fire
Barriers, and Fire Partitions
IPMC Sec. 112 Stop Work Order
IPMC Sec. 111.1 Unsafe Conditions
IPMC Sec. 111.1.1 Unsafe Structure

**Item 8 - C2409-0026
Cortez**

Kendra Elam
2950 White Magnolia Loop

VIOLATION:

Sec. 125-522(a) Building Permit
Required
Sec. 125-587(a) Vacation Rental Permit
Requirement

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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.