



**CODE ENFORCEMENT BOARD MEETING
MONDAY, MAY 19, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

MINUTES

Approval of the March 17, 2025 Minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - C2404-0038
Cortez**

John & Cindy Zentmayer
1050 W. Magnolia St.

REQUEST:

Motion to Lien

UNFINISHED BUSINESS

**Item 2 - C2402-0018
Wallace**

Elsie & Felicita Rios
783 E. Juniata St.

REQUEST:

Reduction of Fine

**Item 3 - C2304-0040
Cortez**

Pamela Guerrero
873 Skyridge Rd

REQUEST:

Reduction of Fine

NEW BUSINESS

**Item 4 - C2503-0002
Snodgrass**

Gerald & Vanessa Waters
2635 Ledgemont Ct

VIOLATION:

Sec. 125-522 (a)
Building Permit Required

**Item 5 - C2504-0037
Cortez**

Advenir@Clermont, LLC
600 River Birch Ct

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REPEAT VIOLATION:

Sec.125-522 (a) Building Permit
Required
IPMC Sec.108.1 & 108.4 Stop Work
Order

**Item 6 - C2307-0044
Cortez**

Lockhart, Annette
447 E. Desoto St.

VIOLATION:

Sec. 18-53, 18-54, 18-55 & 18-56
Nuisances and Notice to Abate

**Item 7 - C2503-0001
Cortez**

Kevin Henshaw
1620 5th St.

VIOLATION:

Sec. 18-53, 18-54, & 18-55 Nuisances &
Notice to Abate
Sec. 123-100 Required (Tree Removal
Permit Chapter)
Sec. 30-28 (d) Special Refuse Problems
IPMC Sec. 308.1 Accumulation of
Rubbish/garbage

**Item 8 - C2501-0024
Cortez**

Quan Heng & Xin Wang
240 Edgewood Dr.

VIOLATION:

Sec. 125-522 (a) Building Permit
required
IPMC Sec. 304.1 & 304.1.1 General &
Unsafe Conditions
IPMC Sec. 304.2 Protective Treatment
(Exterior Surfaces)
IPMC Sec. 304.6 Exterior Walls
IPMC Sec. 304.10 Stairways, decks,
porches & balconies
IPMC Sec. 304.12 Handrails and guards
IPMC Sec. 304.13 Window and door
frames
IPMC Sec. 304.13.2 Openable windows
IPMC Sec. 304.14 Insect Screens
IPMC Sec. 304.18.2 Windows
IPMC Sec. 305.1 & 305.1.1 General &
Unsafe Conditions
IPMC Sec. 305.3 Interior Surfaces
IPMC Sec. 305.4 Stairs & Walking
surfaces

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IPMC Sec. 305.5 Handrails & guards
IPMC Sec. 305.6 Interior doors
IPMC Sec. 403.2 Bathroom & toilet
rooms
IPMC Sec. 504.1 General (Plumbing)
IPMC Sec. 604.3 Electrical system
hazards
IPMC Sec. 604.3.1 Abatement of
electrical hazards
IPMC Sec. 605.1 Installation (Electrical
equipment)
IPMC Sec. 605.2 Receptacles
IPMC Sec. 704.6.1.2 Groups R-2, R-3,
R-4 and I-1 (Smoke alarms)

Item 9 - C2408-0009
Cortez

Fairfield Homes Inc
99 Sunnyside Dr.

VIOLATION:

Sec. 125-522 (a) Building Permit
required
IPMC Sec. 302.4 Weeds
IPMC Sec. 304.2 Protective treatment
IPMC Sec. 302.7 Accessory structures
IPMC Sec. 304.6 Exterior walls
IPMC Sec. 304.13 Window and door
frames
IPMC Sec. 304.18.2 Windows
IPMC Sec. 305.6 Interior doors
IPMC Sec. 305.3 Interior surfaces
IPMC Sec. 305.4 Stairs & walking
surfaces
IPMC Sec. 603.1 Mechanical equipment
& appliances
IPMC Sec. 504.1 General (Plumbing)

Item 10 - C2503-0020
Cortez

Vette Development LLC
7th St. (Vacant property alt key#
3922906)

VIOLATION:

Sec. 30-28 Special Refuse problems
Sec. 123-41 Maintenance & Pruning
Sec. 18-53, 18-54, 18-55 & 18-56
Nuisance and Notice to Abate

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**Item 11 - C2504-0007
Cortez**

Fulvan at Clermont, LLC
741 SR 50 (Dollar General)

VIOLATION:

IPMC Sec. 305.3 Interior surfaces

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.