



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 21, 2025
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

MINUTES

Approval of the May 19, 2025, Code Enforcement meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

UNFINISHED BUSINESS

**Item 1 - C2404-0038
Cortez**

John & Cindy Zentmayer
1050 W. Magnolia St.

REQUEST:

To Impose a Fine

NEW BUSINESS

**Item 2 - C2506-0012
Cortez**

Edward Emrick III
Cluster Oak Drive

VIOLATION:

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

**Item 3 - C2506-0009
Cortez**

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

VIOLATION:

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

**Item 4 - C2503-0023
Cortez**

Luciana Vitti
4805 Fair Winds Ct.

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VIOLATION: IPMC 302.4 Weeds; 308.1
Accumulation of Rubbish or Garbage

Item 5 - C2410-0015 Euclides D Corona Guterrez
Snodgrass 3262 Hanging Tide St.

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

Item 6 - C2412-0007 Reina Ortega
Snodgrass 2434 View Ridge Way

VIOLATION: Section 123-74 Minimum Tree
Requirements; Section 125-522 (a)
Building Permit Required

Item 7 - C2503-0010 Bonnie Kurowski
Snodgrass 3033 Santa Maria Ave.

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

Item 8 - C2502-0006 Reliant Flips, LLC
Snodgrass 550 Disston Ave.

VIOLATION: IPMC 304.13 Window, Skylight, Door
Frames; 302.7 Accessory Structures;
303.1 Swimming Pools; Section 18-53
(6, 10) Nuisances; Section 18-54
Creating a Nuisance by Property Owner
Declared Unlawful

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

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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.