



**CODE ENFORCEMENT BOARD MEETING  
MONDAY, SEPTEMBER 15, 2025  
CITY HALL at 685 WEST MONTROSE STREET  
At 6:00 PM**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**MINUTES**

Approval of the July 21, 2025, Code Enforcement meeting minutes

**OPENING STATEMENT**

**SWEARING IN WITNESSES**

**AGENDA**

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**OTHER BUSINESS**

**Item 1 - C2412-0006  
Snodgrass**

Colonial Tiles & Pavers, LLC  
1730 S. Highway 27

**REQUEST:**

Reduction of Fine

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**Item 2 - C2501-0036  
Snodgrass**

Lake Minneola Condominium  
Association  
West Osceola Street, AK 3891767

**REQUEST:**

Reduction of Fine

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**Item 3 - C2506-0009  
Cortez**

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

**REQUEST:**

Reduction of Fine

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**Item 4 - C2506-0012  
Cortez**

Edward Emrick III  
Cluster Oak Drive

**REQUEST:**

Reduction of Fine

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**NEW BUSINESS**

**Item 5 - 25-000008  
Cortez/Butler**

Sunshine Properties, LLC  
831 Oakley Seaver Dr.  
The Lofts at South Lake

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**VIOLATION:** Fire Case NFPA (National Fire Prevention Association) Violations

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**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

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**Item 7 - C2505-0017** New Beginnings Central Florida, Inc.  
**Snodgrass** 268/270 East Ave.

**VIOLATION:** IPMC 109.1.3 Structure unfit for human occupancy; IPMC 109.1.5 Hazardous structure or premises; IPMC 302.6 Exhaust vents; IPMC 304.13 Window, skylight, and door frames; IPMC 305.1 General interior; IPMC 305.3 Interior surfaces; Section 18-53 (4)(6) Nuisances; Section 18-54 Nuisance by property owner declared unlawful; IPMC 403.5 Clothes dryer exhaust; IPMC 501.2 Plumbing; IPMC 504.1 Plumbing fixtures; IPMC 605.1 Electrical equipment

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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.

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.