



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

CALL TO ORDER  
PLEDGE OF ALLEGIANCE

MINUTES

Approval of the September 15, 2025, Code Enforcement meeting minutes

OPENING STATEMENT  
SWEARING IN WITNESSES

AGENDA

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OTHER BUSINESS

**Item 1 - 25-000146** Encompass Health Rehabilitation  
**Wallace** Hospital  
2901 State Road 50

**VIOLATION:** Sec. 101-209 General Use for  
Conditional Use Permit; 101-213  
Conditions & Safeguards for Conditional  
Use Permits

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**Item 2 - 25-000014** Seema Khanna  
**Wallace** Vacant parcel AK 2713216

**VIOLATION:** Sec. 101-209 General Use for  
Conditional Use Permit; 101-213  
Conditions & Safeguards for Conditional  
Use Permits

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**Item 3 - C2310-0021** Kevin Henshaw  
**Cortez/Wallace** 1620 5th Street

**REQUEST:** Reduction of Fine

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**Item 4 - C2412-0006** Colonial Tile & Pavers LLC  
**Snodgrass** 1730 S. Highway 27

**REQUEST:** Reduction of Fine

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NEW BUSINESS**

**Item 5 - C2506-00006  
Snodgrass**

Helen Ross  
3853 Fallscrest Circle

**VIOLATION:**

IPMC 302.2 Grading & Drainage;  
305.1.1 Unsafe Conditions; 305.4 Stairs  
& Walking Surfaces; 105-84 Required  
Soil Conservation Measures; Sec. 18-53  
(14), 18-54, 18-55, 18-56 Nuisance &  
Abatement

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**Item 6 - C2507-0007  
Cortez/Wallace**

Grupo Cinco, LLC  
1326 East Ave.

**VIOLATION:**

IPMC 108 Stop Work Order; Sec. 125-  
522 (a) Building Permit Required

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**Item 7 - 25-000044  
Cortez/Snodgrass**

Marlon Coelho De Carvalho & Sabrina  
Bastos De Oliveira Ferreira  
3224 Sailing Pier Ave.

**VIOLATION:**

Sec. 125-522 (a) Building Permit  
Required

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**Item 8 - C2503-0021  
Snodgrass**

Benjamin Andersen & Trudy Life Estate  
1660 Drew Ave.

**VIOLATION:**

Sec. 125-522 (a) Building Permit  
Required

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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.**

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