

**CODE ENFORCEMENT BOARD MEETING
MONDAY, MARCH 16, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

VIOLATION:

Section 18-53 (2)(3)(11) Nuisances;
Section 18-54 Creation of Nuisance by
Property Owner Declared Unlawful;
Section 18-55 Notice to Abate; Section
18-92 Prohibition of Storage of Certain
Items

**Item 6 - 25-000144
Cortez**

Dutes Family Trust
1948 Moorings Ct.

VIOLATION:

Section 101-178 (a) Development Order
and Permit Required; Section 105-77
(a)(b) Violations; Enforcement; Section
105-78 Permit Required for
Modification of Grade; Section 105-79
(a) Grading Plans; Section 105-84
Required Soil Conservation Measures

**Item 7 - 25-000196
Cortez**

American Residential Leasing Company
LLC
1260 North Ridge Blvd.

VIOLATION:

IPMC 110.2 Temporary Safeguards;
IPMC 302.2 Grading and Drainage

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.