



**CODE ENFORCEMENT BOARD MEETING
MONDAY, JULY 20, 2026
CITY HALL at 685 WEST MONTROSE STREET
At 6:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

**SWEARING IN NEW MEMBER
MINUTES**

Approval of the May 18, 2026, Code Enforcement Board meeting minutes

OPENING STATEMENT

SWEARING IN WITNESSES

AGENDA

OTHER BUSINESS

**Item 1 - 25-000044
Cortez**

Marlon V Coelho De Carvalho
Sabrina Bastos De Oliveira Ferreira
3224 Sailing Pier Ave., Winter Garden

REQUEST:

Reduction of Fine

NEW BUSINESS

**Item 2 - 26-000185
Cortez/Butler**

Sandpiper Orlando Clermont LLC
Woodspring Suites
16311 SR 50

VIOLATION:

FFPC/NFPA Fire alarm system
1:4.5.8.1; 101:9.6.1.6; 101:9.6.1.3;
101:9.6.1.4; Section 117-8 (11)
Prohibited signs; exceptions

**Item 3 - 26-000158
Cortez/Butler**

Citrus Tower Professional Center LLC
255 Citrus Tower Blvd. Unit 208

VIOLATION:

IPMC 108.1 Authority for issuance of
stop work order; Section 125-522
General development conditions

**Item 4 - 26-000144
Snodgrass**

Christopher and Robert Williams
308 N Bloxom Ave.

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VIOLATION:

IPMC 304.15 Doors; 305.1 General interior; 305.3 Interior surfaces; Section 18-53 (14) Health or life-threatening activities—nuisance; 18-53 (2) Refuse; 18-53 (9) Places where illegal activities take place; 18-54 Creation of nuisance by property owner declared unlawful; 18-55 Notice to abate; IPMC 704.6.1.1 Smoke alarms; 602.3 Heat supply; 504.1 Plumbing fixtures; 501.2 Plumbing facilities; 505.1 General; 505.4 Water heating facilities; 308.1 Accumulation of rubbish or garbage; 109.1.3 Structure unfit for human occupancy

**Item 5 - 26-000100
Snodrass**

Santa Maria Land Trust
3033 Santa Maria Ave.

VIOLATION:

Section 101-178 Development order and development permit required; 18-53 (2) Refuse; 18-54 Creation of nuisance by property owner declared unlawful; 18-55 Notice to abate

**Item 6 - 26-000117
Cortez**

442 Ocala Holdings LLC
1495 Highway 50

VIOLATION:

Section 123-41 Maintenance and pruning (1) Replacement

**Item 7 - 26-000039
Cortez**

Angela Persaud
313 W. Highway 50

VIOLATION:

Section 125-522 General development conditions; IPMC 302.7 Accessory structures; 304.3 Premises identification; 304.13 Window, skylight and door frames; 304.13.1 Glazing

**Item 8 - 26-000157
Cortez**

Harris Ayyoob
990 W. Montrose St.

VIOLATION:

IPMC 109.1.4 Unlawful structure; 109.1 Unsafe conditions; 304.14 Insect

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screens; 304.13 Window; 704.6.1.2
Groups R-2, R-3, and I-1; 605.1
Installation; 504.1 General; 403.2
Bathrooms and toilet rooms; 309.1
Infestation; 105.2.1 Technical
assistance; Section 125-522 General
development conditions

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.