



**MINUTES OF  
ORANGE COUNTY CODE ENFORCEMENT BOARD  
January 20, 2021**

Pursuant to Governor Ron DeSantis's Emergency Executive Order No. 20-69, as amended, related to the Covid-19 state of emergency, this public hearing was held "virtually," utilizing communications media technology. The Code Enforcement Board conducted the public hearing from the Orange County Commission Chambers, located on the First Floor of the County Administration Building. The Clerk to the Code Enforcement Board and Officers with the Orange County Code Enforcement Division who prosecuted the cases were also present in the Commission Chambers. During the public hearing, the Respondent(s) and/or their representative(s) were either physically present in the Commission Chambers or able to communicate with the Code Enforcement Board and the CEO via WebEx from a remote location via WebEx.

**CALL TO ORDER:**

The meeting was called to order by Scott A. Hampton, Chairman, at 9:13 a.m. Quorum met.

◆ **ROLL CALL:**

**Members Present:**

Jany Perez  
Maurice L. Pearson  
Lyndell Mims  
Joseph H. Morgan  
Scott A. Hampton

**Members Absent:**

None

**Others Present:**

Adolphus Thompson, Assistant County Attorney  
Patrick Brackins, Counselor to the Code Enforcement Board  
Bradley Campbell, Assistant Manager, Code Enforcement Division  
Tracey Greene, Senior CEO, East Enforcement District, Code Enforcement Division  
Karen Bourgeois, Recording Secretary  
Maritza Del Valle, Recording Secretary  
Deborah Jenkins, Recording Secretary

◆ **MINUTES OF PREVIOUS MEETING:**

Minutes of December 16, 2020 were approved as published.  
Motion by Mr. Pearson, second by Ms. Mims. Motion carried unanimously.

◆ **REMARKS OF THE CHAIRMAN:**

Chairman Scott A. Hampton asked for nominations for new Chairman and Vice-Chairman. Maurice L. Pearson was nominated Chairman. Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.  
Jany Perez was nominated Vice-Chairman. Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-429810Z      Xavier Jiminez  
10039 Alcock Road**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Xavier Jiminez was present and sworn in.

**Order:**                      The Respondent, Xavier Jiminez, shall correct the violation on or before July 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-437792Z      Miguel A. Nazario, Jr. & Kelia M. Diaz  
1804 Rouse Lake Road**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:**                      The Respondents, Miguel A. Nazario, Jr. & Kelia M. Diaz, shall correct the violation on or before January 20, 2021 and refrain from repeating the violation thereafter. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$200.00 for each day the violation is repeated after January 20, 2021. The fine shall accrue from the date the violation is repeated until the date it is corrected as observed and documented by the Code Enforcement Officer. **Furthermore, the Respondents will pay a fine of \$500.00 by January 20, 2021 for the repeat violation.** The Respondents are further ordered to contact the Code Enforcement Officer bringing this violation to arrange for an inspection of the property to verify compliance with this Order. **The Code Enforcement Board finds this violaton constitutes a repeat violation.**

**Motion:**                    Motion by Mr. Pearson, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-434670Z      Carlos Santos  
18635 Hollister Road**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Carlos Santos & Witness for Respondent, Ashley Santos were present and sworn in.

**Order:**                      The Respondent, Carlos Santos, shall correct the violation on or before July 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Mrs. Perez, second by Ms. Mims. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-436091Z      Josely Beatriz Ramos Ortiz  
2809 Carlisle Avenue**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Josely Beatriz Ramos Ortiz & Witness for Respondent, Juan Irizarry were present and sworn in.

**Order:**                      The Respondent, Josely Beatriz Ramos Ortiz, shall correct the violation on or before May 20, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-424055Z      Tommy B. Boles  
2937 Notre Dame Drive**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Tommy B. Boles & Witness for Respondent, Aundrea Bowles were present and sworn in.

**Order:**                      The Respondent, Tommy B. Boles, shall correct the violation on or before May 20, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-435750Z      Juan Carlos Garcia  
603 Glenn Road**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Juan Carlos Garcia was present and sworn in.

**Order:**                      The Respondent, Juan Carlos Garcia, shall correct the violation on or before July 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-421197Z      Geycel Montoya  
4070 Spoonbill Avenue**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                      The Respondent, Geycel Montoya, shall correct the violation on or before February 4, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Ms. Mims, second by Mrs. Perez. Motion carried unanimously.

**CEB-2021-436330Z      Angel Rodriguez & Raul Cruz Rodriguez  
10143 Brownwood Avenue**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:**                      The Respondents, Angel Rodriguez & Raul Cruz Rodriguez, shall correct the violation on or before February 19, 2021. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                    Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-434450Z      Judy M. McCandless  
10571 Jane Eyre Drive**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                      The Respondent, Judy M. McCandless is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:**                    Motion by Mrs. Perez, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-435173H      OWNER SELF FINANCE  
17346 Monroe Partin Trail**

**Summary:**                    January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                      The Respondent, OWNER SELF FINANCE, shall correct the violation on or before February 4, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:**                    Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**East Enforcement District**  
**New Cases: 9:00 a.m.**

**CEB-2021-437152Z     Martin Benuska**  
**5210 Brosche Road**

**Summary:**             January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                The Respondent, Martin Benuska is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:**                Motion by Mrs. Perez, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-437155Z     William James Herb III**  
**5307 Brosche Road**

**Summary:**             January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, William James Herb III appeared virtually via WebEx from a remote location and was sworn in.

**Order:**                The Respondent, William James Herb III is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:**                Motion by Ms. Perez, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-437157Z     Matthew Lenavitt**  
**5325 Brosche Road**

**Summary:**             January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                The Respondent, Matthew Lenavitt, shall correct the violation on or before January 20, 2021 and refrain from repeating the violation thereafter. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$350.00 for each day the violation is repeated after January 20, 2021. The fine shall accrue from the date the violation is repeated until the date it is corrected as observed and documented by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer bringing this violation to arrange for an inspection of the property to verify compliance with this Order. **The Code Enforcement Board finds this violation constitutes a recurring violation.**

**Motion:**                Motion by Mr. Morgan, second by Ms. Mims. Motion carried unanimously.

**East Enforcement District**  
**New Cases: 9:00 a.m.**

**CEB-2021-435391Z BREWERZ LLC**  
**6512 Old Cheney Highway**

**Summary:** January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Bob Zeigenfuss appeared virtually via WebEx from a remote location and was sworn in.

**Order:** The Respondent, BREWERZ LLC, shall correct the violation on or before March 21, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-438092Z BREWERZ LLC**  
**6512 Old Cheney Highway**

**Summary:** January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Bob Zeigenfuss appeared virtually via WebEx from a remote location and was sworn in.

**Order:** The Respondent, BREWERZ LLC, shall correct the violation on or before January 20, 2021 and refrain from repeating the violation thereafter. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation is repeated after January 20, 2021. The fine shall accrue from the date the violation is repeated until the date it is corrected as observed and documented by the Code Enforcement Officer. The Respondent is further ordered to contact the Code Enforcement Officer bringing this violation to arrange for an inspection of the property to verify compliance with this Order. **The Code Enforcement Board finds this violation constitutes a recurring violation.**

**Motion:** Motion by Mr. Pearson, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-435410Z Bruce D. Miller**  
**754 Dunhill Drive**

**Summary:** January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Jonathan Weast was present and sworn in.

**Order:** The Respondent, Bruce D. Miller is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:** Motion by Mr. Pearson, second by Mrs. Perez. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-434451Z     Bruce D. Miller  
754 Dunhill Drive**

**Summary:**                     January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witness for Respondent, Jonathan Weast was present and sworn in.

**Order:**                         The Respondent, Bruce D. Miller is determined to have been in violation. However, the Respondent did come into compliance prior to hearing. The Respondent shall remain in compliance.

**Motion:**                         Motion by Mr. Pearson, second by Mrs. Perez. Motion carried unanimously.

**CEB-2021-434430H     Paul Simmons & Rebecca Simmons  
817 S. Chickasaw Trail**

**Summary:**                     January 20, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondents, Paul Simmons & Rebecca Simmons were present and sworn in.

**Order:**                         The Respondents, Paul Simmons & Rebecca Simmons, shall correct the violation on or before November 19, 2021. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$200.00 for each day the violation continues past the above stated compliance date. **Furthermore, the Code Enforcement Board finds that the violations present a serious threat to the public health, safety and welfare and it is ordered that, by Copy of this Order, Orange County be notified of said condition pursuant to Sections 162.06(4) and 162.09(1), Florida Statutes.**

**Motion:**                         Motion by Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-431630Z     3840 FORMOSA CORP  
3600 S. Orange Avenue**

**Summary:**                     January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent, Chuck Young & Witness for Respondent, Timothy Willis were present and sworn in.

**Order:**                         The Respondent, 3840 FORMOSA CORP, shall correct the violation on or before July 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:**                         Motion by Mr. Pearson, second by Mrs. Perez. Motion carried unanimously.

**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-431470Z Christopher Dahl  
505 W. Mary Jess Road**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Christopher Dahl, shall correct the violation on or before February 4, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$200.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-433991Z John Weaver & Christina Weaver  
515 Rockwood Lane**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, John Weaver & Christina Weaver, shall correct the violation on or before February 19, 2021. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mrs. Perez. Motion carried unanimously.

**CEB-2021-433990Z Jose Cortez & Rosa E. Cortez  
5811 Defiance Avenue**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent, Jose Cortez was present and sworn in.

**Order:** The Respondents, Jose Cortez & Rosa E. Cortez are determined to have been in violation. However, the Respondents did come into compliance prior to hearing. The Respondents shall remain in compliance.

**Motion:** Motion by Mr. Pearson, second by Mrs. Perez. Motion carried unanimously.

**CEB-2021-428091H HARDING FLA LLC  
6529 Precourt Drive**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, HARDING FLA LLC, shall correct the violation on or before February 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Ms. Mims, second by Mrs. Perez. Motion carried unanimously.



**East Enforcement District**

**New Cases: 9:00 a.m.**

**CEB-2021-433992H Willard Dowling  
937 Red Oak Court**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, Willard Dowling, shall correct the violation on or before March 21, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Ms. Mims, second by Mr. Pearson. Motion carried unanimously.

**CEB-2021-423691Z JAMES D. AND VIOLET L. MALLORY TRUST  
6024 Chipola Circle**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, JAMES D. AND VIOLET L. MALLORY TRUST, shall correct the violation on or before February 4, 2021. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$250.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mr. Pearson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-435971Z Enrique Fruto & Yohanka De Armas  
6655 Rivo Alto Drive**

**Summary:** January 20, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

**Order:** The Respondents, Enrique Fruto & Yohanka De Armas, shall correct the violation on or before February 19, 2021. In order to correct the violation, the Respondents shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$150.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mrs. Perez, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-437472H SHARON J. LEWIS ESTATE  
14950 Hawkmoor Run Circle**

**Summary:** January 20, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:** The Respondent, SHARON J. LEWIS ESTATE, shall correct the violation on or before February 19, 2021. In order to correct the violation, the Respondent shall take the remedial action as set forth in the notice of violation. Failure to comply will result in a fine of \$200.00 for each day the violation continues past the above stated compliance date.

**Motion:** Motion by Mrs. Perez, second by Ms. Mims. Motion carried unanimously.

**Requests for Reduction of Fine and Other Business: 9:00 a.m.**

**CEB-2019-408474H      Mariam M. Habib  
2687 Merrie Oaks Road**

**Summary:**                    January 20, 2021 CEB Meeting: The Respondent submitted a written request for a reduction of the accrued fine. Upon review of this request, the County recommended the fine be reduced to \$1,000.00, to be paid within 30 days or the fine would revert to its original amount. The Respondent did not agree with the County's recommendation. The Respondent requested a further reduction from the Code Enforcement Board. The Respondent was not present. Witness for Respondent, Michel Habib was present and sworn in.

**Order:**                      The existing fine of \$22,050.00 is reduced to \$50.00 to be paid to Orange County on or before February 19, 2021. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$22,050.00.

**Motion:**                    Motion by Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

**ADDENDUM:**

**CEB-2021-435090      THE PINNACLES REVOCABLE TRUST  
6847 New Hope Road**

**Summary:**                    January 20, 2021 CEB Meeting: The Respondent's Attorney submitted a written request for a Hearing to challenge the imposition of the fine, the amount of the fine and the resulting lien. The Respondent was not present. Attorney for Respondent, Vivien Monaco was present.

**Order:**                      The request is denied by the Code Enforcement Board.

**Motion:**                    Motion by Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

**Cases In Compliance Before Hearing:**

<b>CEB-2021-434491Z</b>	<b>18733 Hewlett Road</b>	<b>Evelyn Nieves</b>	<b>Alleyne</b>
<b>CEB-2021-436590H</b>	<b>4971 Magnolia Avenue</b>	<b>Joan M. Dougherty</b>	<b>Alleyne</b>
<b>CEB-2021-430511H</b>	<b>1115 Linton Avenue</b>	<b>Mohanad Haitham Ba Alkanaany &amp; Hind Fawzi Chichan Aljanabi</b>	<b>Odom</b>
<b>CEB-2021-438990Z</b>	<b>310 Baron Road</b>	<b>Danny Hime</b>	<b>Rodriguez</b>
<b>CEB-2021-439030Z</b>	<b>727 Sunflower Trail</b>	<b>Leonardo E. Maldonado Cabrera &amp; Evelyn L. Escanellas Llanos</b>	<b>Rodriguez</b>

- **DATE OF NEXT MEETING:**


February 17, 2021 at 9:00 a.m.

- **ADJOURNMENT:**

The meeting was adjourned by Maurice L. Pearson, Chairman at 11:56 a.m.

ATTEST:

  
Recording Secretary/Assistant

  
Chairman/Vice-Chairman

**NOTE:** This document may not include all details of the events taking place at this hearing. For full details, video-recorded documentation is available.