



**MINUTES OF
ORANGE COUNTY CODE ENFORCEMENT BOARD
March 17, 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 Neighborhood Services 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 Maurice L. Pearson, Chairman, at 9:00 a.m. Quorum met.

◆ **ROLL CALL:**

Members Present:

Maurice L. Pearson
Lyndell Mims
Joseph H. Morgan
Sonya Stevenson
Anna H. Long

Members Absent:

Scott A. Hampton
Jany Perez

Others Present:

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

◆ **MINUTES OF PREVIOUS MEETING:**

Minutes of February 17, 2021 were approved as published.
Motion by Ms. Mims, second by Mr. Morgan. Motion carried unanimously.

◆ **REMARKS OF THE CHAIRMAN:**

None.

Neighborhood Services Division / East Enforcement District

New Cases: 9:00 a.m.

**CEB-2021-430410Z Victor Rivera
18402 17th Avenue**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

Order: The Respondent, Victor Rivera, shall correct the violation on or before April 16, 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. Morgan, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-438954Z Joseph Abukdhair
18649 16th Avenue**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

Order: The Respondent, Joseph Abukdhair, shall correct the violation on or before April 1, 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. Long, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-438551Z Joseph E. Sabbatis, Jr.
18920 3rd Avenue**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Joseph E. Sabbatis, Jr. was present and sworn in.

Order: The Respondent, Joseph E. Sabbatis, Jr., shall correct the violation on or before April 16, 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. Stevens, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-438951Z Efrain Navas & Elba Navas
20407 Nettleton Street**

Summary: March 17, 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, Efrain Navas & Elba Navas, shall correct the violation on or before April 16, 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. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District

New Cases: 9:00 a.m.

**CEB-2021-438950Z Pedro Lugo
20529 Quinn Street**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

Order: The Respondent, Pedro Lugo, shall correct the violation on or before April 16, 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. Stevens, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-437530Z Christine C. Sullivan
25249 Bartholomew Street**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Christine C. Sullivan & Witness for Respondent, Robert Sullivan were present and sworn in.

Order: The Respondent, Christine C. Sullivan, shall correct the violation on or before September 13, 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. Morgan. Motion carried unanimously.

**CEB-2021-424371Z Maria Victoria Palacio
3035 Riverdale Road**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Maria Victoria Palacio & Witness for Respondent, Fernando Hernandez were present and sworn in.

Order: The Respondent, Maria Victoria Palacio, shall correct the violation on or before September 13, 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 Mr. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District

New Cases: 9:00 a.m.

**CEB-2021-440512Z Javier Martinez Contreras
326 Glenn Road**

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent, Javier Martinez Contreras was present and sworn in.

Order: The Respondent, Javier Martinez Contreras, shall correct the violation on or before September 13, 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. Morgan. Motion carried unanimously.

**CEB-2021-440210H Albert P. Naymick & Kim Le T. Naymick
4872 Orange Avenue**

Summary: March 17, 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, Albert P. Naymick & Kim Le T. Naymick, shall correct the violation on or before April 16, 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. **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 Mr. Morgan, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-439830Z Victor Rivera & Veronica Gonzalez & Alex Rosario
792 St. Catherine Avenue**

Summary: March 17, 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, Victor Rivera & Veronica Gonzalez & Alex Rosario, shall correct the violation on or before April 1, 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 \$300.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Ms. Long, second by Ms. Mims. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District
New Cases: 9:00 a.m.

CEB-2021-425656Z Jesus R. Sotolongo Valladares
8110 Baja Boulevard

Summary: March 17, 2021 CEB Meeting: Inspector Alleyne was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

Order: The Respondent, Jesus R. Sotolongo Valladares, shall correct the violation on or before April 16, 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. Morgan. Motion carried unanimously.

CEB-2021-442352Z Richmarie Matias
6975 Gibraltar Road

Summary: March 17, 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, Richmarie Matias, shall correct the violation on or before April 16, 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. Morgan. Motion carried unanimously.

CEB-2021-414632Z Nelly Esperanza Zelaya
7540 Ranchero Street

Summary: March 17, 2021 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent, Nelly Esperanza Zelaya & Witnesses for Respondent, Jose Maldonado Zelaya & Nelly Maldonado were present and sworn in.

Order: The Respondent, Nelly Esperanza Zelaya, shall correct the violation on or before September 13, 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. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District

New Cases: 9:00 a.m.

**CEB-2021-440073H Melissa T. Sanborn
105 Coral Bell Court**

Summary: March 17, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Melissa T. Sanborn appeared virtually via WebEx from a remote location and was sworn in.

Order: The Respondent, Melissa T. Sanborn, shall correct the violation on or before April 16, 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 \$500.00 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. Morgan. Motion carried unanimously.

**CEB-2021-438890Z Mayra Tirado
11136 Einbender Road**

Summary: March 17, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Mayra Tirado & Witness for Respondent, Ida Font were present and sworn in.

Order: The Respondent, Mayra Tirado, shall correct the violation on or before September 13, 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. Long, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-439930Z Scott Alan Mobray c/o Emily Barnes
1509 Selma Avenue**

Summary: March 17, 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, Scott Alan Mobray c/o Emily Barnes, shall correct the violation on or before May 16, 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. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District
New Cases: 9:00 a.m.

CEB-2021-438710Z Jason Perez & Victoria Perez
2011 Marcia Drive

Summary: March 17, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Jason Perez appeared virtually via WebEx from a remote location and was sworn in.

Order: The Respondents, Jason Perez & Victoria Perez, shall correct the violation on or before September 13, 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 \$100.00 for each day the violation continues past the above stated compliance date.

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

CEB-2021-438910Z Maria D. Colon
46 Vanna Court

Summary: March 17, 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, Maria D. Colon, shall correct the violation on or before May 16, 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 \$100.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Ms. Stevenson, second by Ms. Mims. Motion carried unanimously.

CEB-2021-438090Z Son Vu
5928 Yucatan Drive

Summary: March 17, 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, Son Vu, shall correct the violation on or before April 1, 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. Morgan, second by Ms. Mims. Motion carried unanimously.

CEB-2021-442151Z Elory Williams Correa
6935 Castillo Court

Summary: March 17, 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, Elory Williams Correa, shall correct the violation on or before April 16, 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. Long, second by Ms. Mims. Motion carried unanimously.

Neighborhood Services Division / East Enforcement District

New Cases: 9:00 a.m.

**CEB-2021-439770Z Elory Williams Correa
6935 Castillo Court**

Summary: March 17, 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, Elory Williams Correa, shall correct the violation on or before April 16, 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. Long, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-440530H Richard E. Elliot, Jr.
7149 Green Needle Drive**

Summary: March 17, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Attorney for Respondent, Aaron A. Hussain, Esq. was present.

Order: The Respondent, Richard E. Elliot, Jr., shall correct the violation on or before April 16, 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 \$500.00 for each day the violation continues past the above stated compliance date.

Motion: Motion by Ms. Long, second by Ms. Stevenson. Motion carried unanimously.

**CEB-2021-437970Z Bryan Marrero Ortiz
942 Wages Way**

Summary: March 17, 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, Bryan Marrero Ortiz, shall correct the violation on or before April 16, 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. Morgan. Motion carried unanimously.

**Neighborhood Services Division / East Enforcement District
Requests for Reduction of Fine and Other Business:**

**CEB-2014-246507Z Roxanne Marie Doheney
16209 Old Cheney Highway**

Summary: March 17, 2021 CEB Meeting: A Negotiated Agreement between the County, Respondent and new owner was presented for ratification by the Code Enforcement Board. The reduced fine of \$800.00 shall be paid at closing, which must occur within 10 days of the Code Enforcement Board's approval; if the fine is not paid by the ordered closing date this agreement shall be void. The new owner shall correct the violation(s) and call for an inspection by the Code Enforcement Officer within 45 days of the closing; if the violation(s) remain uncorrected by the ordered date this agreement shall be void. The County shall release the lien, upon verification of receipt of payment, change in ownership, correction of the violation(s) and issuance of the required Affidavit Of Compliance by the Code Enforcement Inspector. Should this agreement become void for failure to meet the ordered terms the fine will revert to its original amount, continue to accrue and the lien will remain in place. The Respondent was not present.

Order: The Negotiated Agreement was ratified by the Code Enforcement Board.

Motion: Motion by Ms. Long, second by Ms. Stevenson. Motion carried unanimously.

Cases in Compliance Before Hearing:

CEB-2021-439850H	14422 Kristenright Lane	Tami D Antebi	Alleyne
CEB-2021-438953Z	18641 16th Avenue	Joseph Abukdhair	Alleyne
CEB-2021-440211Z	4872 Orange Avenue	Albert P. Naymick & Kim Le T. Naymick	Alleyne
CEB-2021-438550Z	18907 4th Avenue	Lymaris Adorno-Cotto	Alleyne
CEB-2021-439551Z	9956 Lake George Drive	Jean Daphnis	Martin
CEB-2021-441370H	1506 Selma Avenue	Steven Michael O'Donnell	McSwain
CEB-2021-438290Z	1595 O'Berry Hoover Road	Adeash Lakraj	McSwain
CEB-2021-441778Z	2652 Woods Edge Circle	Catheriny N. Rumiche	Rodriguez
CEB-2021-441072H	3337 Benson Park Boulevard	Lionel Bihin & Marie Bihin	Rodriguez

Board Attorney Comments:

Patrick Brackins, Counselor to the Code Enforcement Board, addressed the Board giving an overview of the Florida Sunshine Law.

- **DATE OF NEXT MEETING:**

April 21, 2021 at 9:00 a.m. in the County Commission Chambers located at: 201 S. Rosalind Ave., Orlando.

- **ADJOURNMENT:**

The meeting was adjourned by Chairman Maurice L. Pearson at 12:02 p.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.