



**MINUTES OF
ORANGE COUNTY CODE ENFORCEMENT BOARD
June 16, 2021**

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
Jany Perez
Lyndell Mims
Joseph Morgan
Sonya Stevenson

Members Absent:

Scott A. Hampton

Others Present:

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

◆ **MINUTES OF PREVIOUS MEETING:**

Minutes of May 19, 2021 were approved as published.
Motion by Mr. Morgan, second by Mrs. Perez. Motion carried unanimously.

◆ **REMARKS OF THE CHAIRMAN:**

None.

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

CEB-2021-447772H SCOTT BOZMAN 1/2 INT & LEIGH-ANN BOZMAN 1/2 INT
13927 Countryplace Drive

Summary: June 16, 2021 CEB Meeting: Inspector Martin presented case for Officer Alleyne and was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order: The Respondents, SCOTT BOZMAN 1/2 INT & LEIGH-ANN BOZMAN 1/2 INT, shall correct the violation on or before July 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 Mrs. Perez. Motion carried unanimously.

CEB-2021-444473Z Rishi Rampersad
6920 Gibraltar Road

Summary: June 16, 2021 CEB Meeting: Inspector McSwain presented case for Inspector Alleyne and was sworn in and testified as set forth in the Statement of Violation. The Respondent, Rishi Rampersad was present and sworn in.

Order: The Respondent, Rishi Rampersad, shall correct the violation on or before October 14, 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.

CEB-2021-440430Z Hector Oseguera & Natalia Billalobos
4514 Mobilair Drive

Summary: June 16, 2021 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order: The Respondents, Hector Oseguera & Natalia Billalobos, shall correct the violation on or before July 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.

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

CEB-2021-445430Z Margarita Rios
7007 Lakner Way

Summary: June 16, 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, Margarita Rios, shall correct the violation on or before July 31, 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.

Neighborhood Services Division / East Compliance District

New Cases: 9:00 a.m.

**CEB-2021-443770Z Daniel J. Clark
107 Japonica Drive**

Summary: June 16, 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, Daniel J. Clark, shall correct the violation on or before July 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-2021-443470Z Benny Jesus Perez Castaneira
1326 Barbados Avenue**

Summary: June 16, 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, Benny Jesus Perez Castaneira, shall correct the violation on or before July 1, 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 \$300.00 for each day the violation is repeated after July 1, 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 Ms. Stevenson, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-443812Z Richard Gutierrez
1514 Melanie Drive**

Summary: June 16, 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, Richard Gutierrez, shall correct the violation on or before July 1, 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 \$300.00 for each day the violation is repeated after July 1, 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 Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Compliance District

New Cases: 9:00 a.m.

**CEB-2021-443930Z Lawrence Mack-Harrell
1721 Murdock Boulevard**

Summary: June 16, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Lawrence Mack-Harrell was present and sworn in.

Order: The Respondent, Lawrence Mack-Harrell, shall correct the violation on or before July 1, 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 \$300.00 for each day the violation is repeated after July 1, 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 Respondent will pay a fine of \$600.00 by June 16, 2021 for the repeat violation.** 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 repeat violation.**

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

**CEB-2021-446672Z Ranjit Johal
40 N. Alder Drive**

Summary: June 16, 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, Ranjit Johal, shall correct the violation on or before July 1, 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 \$300.00 for each day the violation is repeated after July 1, 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 Respondent will pay a fine of \$900.00 by June 16, 2021 for the repeat violation.** 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 repeat violation.**

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

**CEB-2021-446970H SFR ORLANDO OWNER 2 L P
6342 Dogwood Drive**

Summary: June 16, 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, SFR ORLANDO OWNER 2 L P, shall correct the violation on or before July 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 \$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 Ms. Stevenson. Motion carried unanimously.

Neighborhood Services Division / East Compliance District

New Cases: 9:00 a.m.

**CEB-2021-443452Z Milton Lemus & Rosalinda Lopez Solis
655 Bablonica Drive**

Summary: June 16, 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, Milton Lemus & Rosalinda Lopez Solis, shall correct the violation on or before July 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 \$150.00 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-2021-447151H Francisco Pacheco & Minerva Rivera Gonzalez
6964 Pompeii Road**

Summary: June 16, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present. Witness for Respondents, Patrick Hennessey was present and sworn in.

Order: The Respondents, Francisco Pacheco & Minerva Rivera Gonzalez, shall correct the violation on or before July 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 \$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 Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-447330Z Jorge Omar Velazquez & Aixa Marie Ortiz
1219 Orwell Avenue**

Summary: June 16, 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, Jorge Omar Velazquez & Aixa Marie Ortiz, shall correct the violation on or before June 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 Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

Neighborhood Services Division / East Compliance District

New Cases: 9:00 a.m.

**CEB-2021-447927Z Ovilio Sanchez & Daisy A. Lambertus
417 W. Castle Street**

Summary: June 16, 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, Ovilio Sanchez & Daisy A. Lambertus, shall correct the violation on or before July 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 Mrs. Perez. Motion carried unanimously.

**CEB-2021-446654H Charles L. Neal & Sheila D. Neal
943 Red Oak Court**

Summary: June 16, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent, Charles L. Neal was present and sworn in.

Order: The Respondents, Charles L. Neal & Sheila D. Neal, shall correct the violation on or before December 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 \$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-2021-444133Z AMERICAN HOMES 4 RENT
10325 Wood Stream Court**

Summary: June 16, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Attorney for Respondent, Brian Koivo was present.

Order: The Respondent, AMERICAN HOMES 4 RENT, shall correct the violation on or before July 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. Perez. Motion carried unanimously.

**CEB-2021-445230Z Robeldo Figueroa & Rosana Figueroa
10402 Buck Road**

Summary: June 16, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondents, Robeldo Figueroa & Rosana Figueroa were present and sworn in.

Order: The Respondents, Robeldo Figueroa & Rosana Figueroa, shall correct the violation on or before July 31, 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.

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

Neighborhood Services Division / East Compliance District

New Cases: 9:00 a.m.

**CEB-2021-445710H Thomas Bamundo & Judith L. Bamundo
10417 Riva Ridge Trail**

Summary: June 16, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondents were not present.

Order: The Respondents, Thomas Bamundo & Judith L. Bamundo, shall correct the violation on or before July 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. Stevenson, second by Ms. Mims. Motion carried unanimously.

**CEB-2021-444790Z James Walker & Sharon Walker
15601 Larkspur Street**

Summary: June 16, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondent, Sharon Walker was present and sworn in.

Order: The Respondents, James Walker & Sharon Walker, shall correct the violation on or before October 14, 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.

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

**CEB-2021-444152Z THOMAS W. CASON LIFE ESTATE & DIANE E. CASON LIFE ESTATE & REM: BRITTANY
NOEL BERKOWITZ & REM: MICHAEL GEORGE CASON
2300 Rutledge Avenue**

Summary: June 16, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondent, Michael Cason was present and sworn in.

Order: The Respondents, THOMAS W. CASON LIFE ESTATE & DIANE E. CASON LIFE ESTATE & REM: BRITTANY NOEL BERKOWITZ & REM: MICHAEL GEORGE CASON, shall correct the violation on or before October 14, 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.

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

**CEB-2021-445270Z Victor Manuel Rosario Rodriguez
7534 Stratford Boulevard**

Summary: June 16, 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, Victor Manuel Rosario Rodriguez, shall correct the violation on or before July 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 Mrs. Perez, second by Mr. Morgan. Motion carried unanimously.

Neighborhood Services Division/West Compliance District
New Cases: 9:00 a.m.

CEB-2021-442191Z EMPIRE TIRE OF EDGEWATER LLC
3120 Villa Drive

Summary: June 16, 2021 CEB Meeting: The Respondent's Attorney submitted a written request to continue the case for 60 days. The County did not oppose continuance.

Order: Case was continued to August 18, 2021 Code Enforcement Board Hearing.

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

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

CEB-2021-440510Z Megharaj Kranthy & Sandhya Kranthi & Bhavana Kranthi & Brundha Kranthi
4500 Bancroft Boulevard

Summary: June 16, 2021 CEB Meeting: The Respondents submitted a written request for an extension of the Board Ordered Compliance Date. The Respondents, Megharaj Kranthy & Bhavana Kranthi were present and sworn in.

Order: The Respondents' request was denied by the Code Enforcement Board.

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

CEB-2019-387443Z Alejandro Lorenzana
1506 Fabian Avenue

Summary: June 16, 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 agreed to the reduced amount recommended by the County. The Respondent was not present.

Order: The existing fine of \$149,000.00 is reduced to \$1,000.00 to be paid to Orange County on or before July 16, 2021. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$149,000.00.

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

Neighborhood Services Division / East Compliance District
Foreclosure Consent Authorization Items: 9:00 a.m.

CEB-2020-412678Z Brandi N. Sansone
20224 Marlin Street

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Brandi N. Sansone, due to the unpaid lien filed more than three months ago.

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

CEB-2020-410520H Paul Witherington & Robin Witherington
4599 Conway Landing Drive

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Paul Witherington was present and sworn in.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Paul Witherington & Robin Witherington, due to the unpaid lien filed more than three months ago.

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

CEB-2018-369544H John M. Kainer
1313 St. Nicholas Avenue

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, John M. Kainer, due to the unpaid lien filed more than three months ago.

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

CEB-2019-403710Z John M. Kainer
1313 St. Nicholas Avenue

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent was not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, John M. Kainer, due to the unpaid lien filed more than three months ago.

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

Foreclosure Consent Authorization Items: 9:00 a.m.

**CEB-2020-416932Z Tito I. Galdamez & Jacqueline Ortiz
6660 Gunnell Court**

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Tito I. Galdamez & Jacqueline Ortiz, due to the unpaid lien filed more than three months ago.

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

**CEB-2019-408223Z Michael Dobosh & Irene Dobosh
14428 Pinecone Road**

Summary: June 16, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present.

Order: The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Michael Dobosh & Irene Dobosh, due to the unpaid lien filed more than three months ago.

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

Cases Administratively Withdrawn:

CEB-2021-443910Z	11630 Shilpa Court	Samia Indarawis	Alleyne
CEB-2021-443491Z	16062 Old Cheney Highway	Leonardo M. Hernandez	McSwain
CEB-2020-410711Z	6354 Seminole Avenue	Lendsey D. Phillips & Traci L. Phillips	Bulinski
CEB-2020-410712Z	6302 Seminole Avenue	Lendsey D. Phillips	Bulinski

Cases In Compliance Before Hearing:

CEB-2021-442070Z	338 Glenn Road	Byron A. Boyd & Connie L. Boyd	Alleyne
CEB-2021-443850Z	10019 Dean Chase Boulevard	Meiling Li	McSwain
CEB-2021-444770Z	2741 Eastham Road	Carlos M. Taveras	McSwain
CEB-2021-442230Z	29 N. Alder Drive	Carol Ann Hamilton	McSwain
CEB-2021-443570Z	9958 Dean Oaks Court	Lazaro Acosta	McSwain
CEB-2021-447451Z	1107 Royal Palm Avenue	CONTOUR PROPERTIES LLC	Odom
CEB-2021-445152H	2105 Harrell Road	COLONIAL VILLAGE MHC LLC	Rodriguez


- **DATE OF NEXT MEETING:**

July 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 11:27 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.