



**MINUTES OF  
ORANGE COUNTY CODE ENFORCEMENT BOARD  
July 21, 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  
Sonya Stevenson  
Joseph H. Morgan  
Derick Thompson

Members Absent:

Jany Perez  
Lyndell Mims  
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  
Megan Marshall, Chief Inspector, 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 June 16, 2021 were approved as published.  
Motion by Mr. Morgan, second by Mr. Thompson. Motion carried unanimously.

◆ **REMARKS OF THE CHAIRMAN:**

None.

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

**CEB-2021-445871Z      Jacqueline Pace**  
**1217 Denton Road**

**Summary:**                July 21, 2021 CEB Meeting: Inspector Foote was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                 The Respondent, Jacqueline Pace, shall correct the violation on or before August 5, 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. Stevenson, second by Mr. Thompson. Motion carried unanimously.

**CEB-2021-449934Z      Troy Pecelet**  
**4887 Seminole Avenue**

**Summary:**                July 21, 2021 CEB Meeting: Inspector Foote was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                 The Respondent, Troy Pecelet, shall correct the violation on or before August 5, 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. Stevenson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-448975Z      Maria Sonia Martinez del Castillo**  
**8126 Sun Vista Way**

**Summary:**                July 21, 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, Maria Sonia Martinez del Castillo, shall correct the violation on or before October 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. Stevenson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-444830Z      Diana M. Osorio**  
**895 Hendry Way**

**Summary:**                July 21, 2021 CEB Meeting: Inspector Martin was sworn in and testified as set forth in the Statement of Violation. The Respondent, Diana M. Osorio was present and sworn in.

**Order:**                 The Respondent, Diana M. Osorio, shall correct the violation on or before November 18, 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. Stevenson, second by Mr. Morgan. Motion carried unanimously.

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-448993Z THE CHAINES LAND TRUST C/O NATARAJA MANAGEMENT LLC TRUSTEE  
1410 N. Dean Road**

Summary: July 21, 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, THE CHAINES LAND TRUST C/O NATARAJA MANAGEMENT LLC TRUSTEE, shall correct the violation on or before August 5, 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 \$1,000.00 for each day the violation continues past the above stated compliance date.

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

**CEB-2021-445610Z Nagdaye Alli  
1512 Grayson Drive**

Summary: July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Nagdaye Alli & Witness for Respondent, Asgar Alli were present and sworn in.

Order: The Respondent, Nagdaye Alli, shall correct the violation on or before August 5, 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 \$200.00 for each day the violation is repeated after August 5, 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 Mr. Morgan. Motion carried unanimously.

**CEB-2021-444210Z David Raphael Harrison, Jr.  
1642 S. Tanner Road**

Summary: July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, David Raphael Harrison, Jr. & Witness for Respondent, Donald Ray Lane were present and sworn in.

Order: The Respondent, David Raphael Harrison, Jr., shall correct the violation on or before January 17, 2022. 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. Stevenson, second by Mr. Morgan. Motion carried unanimously.

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-443810Z      Wilson Medina & Rosa Medina  
1713 Sue Ann Street**

Summary:                July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Wilson Medina Lopez was present and sworn in.

Order:                    The Respondents, Wilson Medina & Rosa Medina, shall correct the violation on or before November 18, 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. Morgan, second by Ms. Stevenson. Motion carried unanimously.

**CEB-2021-445672Z      Bobby L. Wellons 1/2 INT & David M. Wellons 1/2 INT  
2237 N. Forsyth Road**

Summary:                July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Bobby L. Wellons & Witness for Respondent, Lisa Hill were present and sworn in.

Order:                    The Respondents, Bobby L. Wellons 1/2 INT & David M. Wellons 1/2 INT, shall correct the violation on or before August 20, 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 \$450.00 for each day the violation continues past the above stated compliance date.

Motion:                  Motion by Mr. Morgan, second by Mr. Thompson. Motion carried unanimously.

**CEB-2021-447571H      Jose Bravo & Wanda Bravo  
8600 Chicory Court**

Summary:                July 21, 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, Jose Bravo & Wanda Bravo, shall correct the violation on or before August 5, 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 Mr. Morgan. Motion carried unanimously.

**CEB-2021-445154Z      Luis F. Iturrino & Magda Iturrino  
9273 Spring Vale Road**

Summary:                July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondents, Luis F. Iturrino & Magda Iturrino were present and sworn in.

Order:                    The Respondents, Luis F. Iturrino & Magda Iturrino, shall correct the violation on or before August 20, 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. Morgan, second by Ms. Stevenson. Motion carried unanimously.

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-445890H      Sandra Gay Wolfe  
9285 Spring Vale Road**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Sandra Gay Wolfe was present and sworn in.

**Order:**                      The Respondent, Sandra Gay Wolfe, shall correct the violation on or before January 17, 2022. 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 Mr. Morgan, second by Ms. Stevenson. Motion carried unanimously.

**CEB-2021-445250Z      Francisco J. Albelo  
977 Vista Palma Way**

**Summary:**                    July 21, 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, Francisco J. Albelo, shall correct the violation on or before July 22, 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 22, 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 repeat violation.**

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

**CEB-2021-445590Z      Carmen H. Crespo  
9930 Dean Acre Drive**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector McSwain was sworn in and testified as set forth in the Statement of Violation. The Respondent, Carmen H. Crespo was present and sworn in.

**Order:**                      The Respondent, Carmen H. Crespo, shall correct the violation on or before August 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 \$200.00 for each day the violation continues past the above stated compliance date.

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

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-448631Z      Richard C. Woodberry III  
312 Fairlane Avenue**

**Summary:**                July 21, 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, Richard C. Woodberry III, shall correct the violation on or before August 5, 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. Stevenson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-446732Z      EDWARD JAMES & BERNICE JAMES & EDWARD JAMES ESTATE  
638 Lear Street**

**Summary:**                July 21, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent, Edward James was present and sworn in.

**Order:**                 The Respondents, EDWARD JAMES & BERNICE JAMES & EDWARD JAMES ESTATE, shall correct the violation on or before October 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 \$250.00 for each day the violation continues past the above stated compliance date.

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

**CEB-2021-447442Z      Angel Armando Rosell  
6745 Millay Drive**

**Summary:**                July 21, 2021 CEB Meeting: Inspector Odom was sworn in and testified as set forth in the Statement of Violation. The Respondent, Angel Armando Rosell & Witnesses for Respondent, Angel Rosell & Gisela Rosell were present and sworn in.

**Order:**                 The Respondent, Angel Armando Rosell, shall correct the violation on or before October 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 \$250.00 for each day the violation continues past the above stated compliance date.

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

**CEB-2021-448651Z      SARKIS INC  
7101 S. Orange Avenue**

**Summary:**                July 21, 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, SARKIS INC, shall correct the violation on or before August 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 \$300.00 for each day the violation continues past the above stated compliance date.

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

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

**CEB-2021-448958H**     **Jesus M. Apolinar Cruz & Luz Lara**  
**806 Jordan Avenue**

Summary:             July 21, 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, Jesus M. Apolinar Cruz & Luz Lara, shall correct the violation on or before August 5, 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. Thompson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-448731Z**     **SCOTT BOZMAN 1/2 INT & LEIGH-ANN BOZMAN**  
**13927 Countryplace Drive**

Summary:             July 21, 2021 CEB Meeting: Inspector Raznoff 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, shall correct the violation on or before August 5, 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 Mr. Morgan. Motion carried unanimously.

**CEB-2021-440370Z**     **Nathan Omari & Diana Omari**  
**14503 Roxane Drive**

Summary:             July 21, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondents, Nathan Omari & Diana Omari & Witness for County, Nicole Rock were present and sworn in. Attorney for Respondents, John Zielinski was present.

Order:                The Respondents, Nathan Omari & Diana Omari, shall correct the violation on or before January 17, 2022. 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.

Motion:              Motion by Ms. Stevenson, second by Mr. Thompson. Motion carried unanimously.

**CEB-2021-446851ONSS**     **PARKSTREET PETRO LLC**  
**10500 Curry Ford Road**

Summary:             July 21, 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, PARKSTREET PETRO LLC, shall correct the violation on or before August 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 \$200.00 for each day the violation continues past the above stated compliance date.

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

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-446452Z      Raymond Soto & Beatriz Soto  
2408 Nansen Avenue**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Rodriguez was sworn in and testified as set forth in the Statement of Violation. The Respondent, Raymond Soto was present and sworn in.

**Order:**                      The Respondents, Raymond Soto & Beatriz Soto, shall correct the violation on or before September 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.

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

**CEB-2021-446673H      Karmen W. Williamson  
2918 N. Chickasaw Trail**

**Summary:**                    July 21, 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, Karmen W. Williamson, shall correct the violation on or before August 5, 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. Thompson, second by Mr. Morgan. Motion carried unanimously.

**CEB-2021-446371Z      Jose Luis Valenzuela Fleitas  
7515 Narcoosee Road**

**Summary:**                    July 21, 2021 CEB Meeting: The Respondent's Attorney submitted a written request to continue the case for 30 days. The County did not oppose continuance.

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

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

**CEB-2021-449612Z      Felix D. Rosario Merced  
815 Pine Street**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present.

**Order:**                      The Respondent, Felix D. Rosario Merced, shall correct the violation on or before August 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 \$450.00 for each day the violation continues past the above stated compliance date.

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



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

**CEB-2021-449692Z      Elston J. Velez**  
**9303 S. Orange Avenue**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witnesses for Respondent, Shalim Matmor & Cordell Arterbury were present and sworn in.

**Order:**                      The Respondent, Elston J. Velez, shall correct the violation on or before October 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 \$450.00 for each day the violation continues past the above stated compliance date.

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

**CEB-2021-449613Z      Olga Rivera**  
**9330 1st Avenue**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent, Olga Rivera & Witnesses for Respondent, Ivelis Rios, Vanessa Garcia & Jhonny Marte were present and sworn in.

**Order:**                      The Respondent, Olga Rivera, shall correct the violation on or before September 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 \$500.00 for each day the violation continues past the above stated compliance date.

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

**CEB-2021-449614Z      CABRERA PROPERTY INVESTMENT INC**  
**9420 1st Avenue**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent, Nelson Cabrera was present and sworn in.

**Order:**                      The Respondent, CABRERA PROPERTY INVESTMENT INC, shall correct the violation on or before November 18, 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 \$1,000.00 for each day the violation continues past the above stated compliance date.

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

**Neighborhood Services Division / East Compliance District**

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

**CEB-2021-443070Z      JBB PROPERTIES INVESTMENTS LLC  
9655 S. Orange Avenue**

**Summary:**                    July 21, 2021 CEB Meeting: Inspector Ventura was sworn in and testified as set forth in the Statement of Violation. The Respondent was not present. Witnesses for Respondent, Joseph Ramos & Cordell Arterbury were present and sworn in.

**Order:**                      The Respondent, JBB PROPERTIES INVESTMENTS LLC, shall correct the violation on or before October 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 \$1,000.00 for each day the violation continues past the above stated compliance date.

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

**Neighborhood Services Division / East Compliance District**

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

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

**Summary:**                    July 21, 2021 CEB Meeting: The Respondents submitted a written request challenging the Imposition of the Fine and Resulting Lien. The Respondents were not present.

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

**Motion:**                    Motion by Mr. Thompson, second by Ms. Stevenson. Motion carried unanimously.

**Neighborhood Services Division / East Compliance District**

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

**CEB-2020-411274H      CHRISTOPHER RENAUD 1/4 INT & VICKI L. RENAUD 1/2 INT &  
DENISE VAN NORMAN 1/4 INT  
3512 Shamrock Court**

**Summary:**                    July 21, 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, CHRISTOPHER RENAUD 1/4 INT & VICKI L. RENAUD 1/2 INT & DENISE VAN NORMAN 1/4 INT, due to the unpaid lien filed more than three months ago.

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

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

**CEB-2020-413514Z Victor Alfaro & Giselle Bonilla Hernandez**  
**4313 Lake Margaret Drive**

**Summary:** July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondents were not present. The Respondents' Attorney, Joe Taormina was present.

**Order:** The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Victor Alfaro & Giselle Bonilla Hernandez, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-419532Z MOISES MARRERO REVOCABLE TRUST**  
**5380 Brosche Road**

**Summary:** July 21, 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, MOISES MARRERO REVOCABLE TRUST, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-412653Z Edward M. Cruz**  
**11508 English Street**

**Summary:** July 21, 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, Edward M. Cruz, due to the unpaid lien filed more than three months ago.

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

**CEB-2019-401195Z Steve V. Dancu**  
**9402 Raven Dell Street**

**Summary:** July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Steve V. Dancu & Witnesses for Respondent, Sorin Dancu & Randall Baker were present and sworn in.

**Order:** The Code Enforcement Board authorizes Orange County to foreclose against the Respondent, Steve V. Dancu, due to the unpaid lien filed more than three months ago.

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

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

**CEB-2020-419152H      Shamwattie Mohabir**  
**1834 East Orlando Road**

Summary:                July 21, 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, Shamwattie  
Mohabir, due to the unpaid lien filed more than three months ago.

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

**CEB-2019-402313H      Raleigh J. Bierley**  
**244 Wellon Avenue**

Summary:                July 21, 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, Raleigh J.  
Bierley, due to the unpaid lien filed more than three months ago.

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

**CEB-2019-403952H      Meredith Collen Harewood**  
**5827 Padgett Circle**

Summary:                July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine.  
The Respondent was not present. Witness for Respondent, Sam Staton was present and sworn in.

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

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

**CEB-2019-404851H      NUNEZ INDUSTRIES CORP INC**  
**7250 Curry Ford Road**

Summary:                July 21, 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, NUNEZ  
INDUSTRIES CORP INC, due to the unpaid lien filed more than three months ago.

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

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

**CEB-2020-412950H      TONY 88 LLC**  
**856 High Street**

Summary:                July 21, 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, TONY 88  
LLC, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-417310H      Donna L. Stasiak**  
**9851 Lancewood Street**

Summary:                July 21, 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, Donna L.  
Stasiak, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-417650Z      Xiu Yue Lam**  
**1029 Jordan Avenue**

Summary:                July 21, 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, Xiu Yue  
Lam, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-415491Z      Earl Robert Burckhalter**  
**6408 Sheryl Ann Drive**

Summary:                July 21, 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, Earl Robert  
Burckhalter, due to the unpaid lien filed more than three months ago.

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

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

**CEB-2020-414053H      Luis R. Nieves-Colon & Alba N. Delgado Rodriguez**  
**843 Sky Lake Circle, Unit B**

Summary:                July 21, 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, Luis R. Nieves-Colon & Alba N. Delgado Rodriguez, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-415832H      PATRON GROUP LLC**  
**11611 Churchill Street**

Summary:                July 21, 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, PATRON GROUP LLC, due to the unpaid lien filed more than three months ago.

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

**CEB-2019-409713Z      Lisa Bal**  
**12612 Kirby Smith Road**

Summary:                July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Lisa Bal was present and sworn in.

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

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

**CEB-2019-406019Z      Antonio Cespedes Tejeda & Maria Del Rosario**  
**2025 Glenmont Lane**

Summary:                July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, Antonio Cespedes Tejeda & Witness for Respondents, Nayla Cespedes were present and sworn in.

Order:                    The Code Enforcement Board authorizes Orange County to foreclose against the Respondents, Antonio Cespedes Tejeda & Maria Del Rosario, due to the unpaid lien filed more than three months ago.

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

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

**CEB-2019-402711Z      June M. Tate**  
**411 Baron Road**

Summary:                July 21, 2021 CEB Meeting: The County requested authorization to foreclose or act to collect the fine. The Respondent, June M. Tate & Witness for Respondent, Robert Tate were present and sworn in.

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

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

**CEB-2020-415450Z      ARCP FD 2014 SLB PORTFOLIO III LLC**  
**104 W. Wetherbee Road**

Summary:                July 21, 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, ARCP FD 2014 SLB PORTFOLIO III LLC, due to the unpaid lien filed more than three months ago.

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

**CEB-2020-413810Z      Tom Lam**  
**2424 S. Tanner Road**

Summary:                July 21, 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, Tom Lam, due to the unpaid lien filed more than three months ago.

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

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

Summary:                July 21, 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, THE PINNACLES REVOCABLE TRUST, due to the unpaid lien filed more than three months ago.

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

**ADDENDUM**

**Neighborhood Services Division / East Compliance District  
Requests for Reduction of Fine and Other Business: 9:00 a.m.**

**CEB-2019-387563Z      J E MORA PROPERTIES LLC  
1808 S. Tanner Road**

Summary:                July 21, 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 \$130,800.00 is reduced to \$1,000.00 to be paid to Orange County on or before August 20, 2021. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$130,800.00.

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

**CEB-2019-387465H      Alvaro Gutierrez Triana & Martha Devia  
19 N. Oxalis Drive**

Summary:                July 21, 2021 CEB Meeting: The Respondents 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 Respondents agreed to the reduced amount recommended by the County. The Respondents were not present.

Order:                    The existing fine of \$143,700.00 is reduced to \$1,000.00 to be paid to Orange County on or before August 20, 2021. Failure to pay the total reduced fine will result in the fine reverting to its original amount of \$143,700.00.

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

**Cases Administratively Withdrawn:**

<b>CEB-2020-419450H</b>	<b>1706 E. Harding Street</b>	<b>Richard C. Woodberry III</b>	<b>Bulinski</b>
<b>CEB-2020-414570Z</b>	<b>5753 Conway Road</b>	<b>HALEY PROPERTIES AND INVESTMENTS</b>	<b>Bulinski</b>
<b>CEB-2020-402350H</b>	<b>7006 Stockholm Way</b>	<b>Larry A. Ashley &amp; Judith A. Ashley</b>	<b>Martin</b>
<b>CEB-2021-445652H</b>	<b>7517 Brentwood Drive</b>	<b>Garry Dowling &amp; Delores J. Lawrence</b>	<b>McSwain</b>
<b>CEB-2020-416806Z</b>	<b>711 Jordan Avenue</b>	<b>Metre Louise Lewis</b>	<b>Odom</b>



**Cases In Compliance Before Hearing:**

CEB-2021-447410Z	2741 S. Brown Avenue	Felix Roman	Bulinski
CEB-2021-449091Z	2860 Will O Th Green	MANDM INVESTMENTS LLC	Foote
CEB-2021-445158Z	1418 Melanie Drive	Andrew J. Pile	McSwain
CEB-2021-445673H	2237 N. Forsyth Road	Sandra K. Moreland	McSwain
CEB-2021-444850Z	9279 Spring Vale Road	Bobby L. Wellons ½ INT	McSwain
CEB-2021-446951H	6914 Voltaire Drive	David M. Wellons ½ INT	McSwain
		Judelito Francia & Ida Francia	Odom
		MALIA ALLIANCE LIFE	Odom
		ESTATE & REM:	
		ILLORIEUSE PRIME	
CEB-2021-446950Z	6914 Voltaire Drive	MALIA ALLIANCE LIFE	Odom
		ESTATE & REM:	
		ILLORIEUSE PRIME	

● **DATE OF NEXT MEETING:**

August 18, 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 3:33 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.