

**ANNOTATED AGENDA
CODE ENFORCEMENT BOARD
SEPTEMBER 23, 2009 - 9:00 A.M.
CITY COUNCIL CHAMBERS**

1. **CALL TO ORDER/ANNOUNCEMENTS**

- A. Roll Call
- B. Next Scheduled Meeting - October 28, 2009
- C. Presentation of Plaque **PRESENTED**

2. **APPROVAL OF MINUTES**

- A. Meeting of August 26, 2009 **APPROVED**

3. **NEW BUSINESS**

- A. **09-38105 - DETECTIVE - TOM QUEGAN
OFFICER JACOBSON
ZONING OFFICIAL - TERI TUBBS**

Respondent: Gloria Blanding, Business Owner,
Clifton McNealy, Manager on site
Paul & Rosemary Patton, Property Owners
Address of Violation: 409 Dr. Martin Luther King Jr. Boulevard
**Violation of Section: 26-3.9(a)(9), City Center district; 26-3.9(c)(10) Uses
permitted with conditions; 26-4.7(a)(b) Bars and nightclubs; 26-3.9(f)(11)
Special exceptions** **GUILTY OF ALL VIOLATIONS; CEASE & DESIST
ORDER FOR EACH CHARGE OR \$250/DAY
FINE FOR ANY FUTURE VIOLATIONS**

- B. **09-38103 - VOLUNTEER OFFICER - STEVE FABIAN**

Respondent: Annie Wynn
Address of Violation: 809 East Marion Avenue (Charlotte Regional)
**Violation of Section: 23-18(b) Parking space provided for certain disabled
persons** **DISMISSED**

- C. **09-38058 - BUILDING OFFICIAL - RANDY COLE
CODE COMPLIANCE OFFICER - MARICELA PERDOMO**

Respondent: Poor Folks, LLC
Address of Violation: 434 Showalter Avenue
**Violation of Section: 7-38 & 7-39 (5, 6, 10, and 11) Requirements for safe
building & structures, Unsanitary conditions** **GUILTY; CEASE & DESIST ORDER FOR
FUTURE VIOLATIONS OR \$250/DAY FINE**

- D. **09-37784 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**

Respondent: Gloria Blanding, Business Owner
Paul, & Rosemary Patton, Property Owners
Address of Violation: 409 Martin Luther King Boulevard
**Violation of Section: 10-6 Disposition, lids on containers; 11.8(d), failure to
maintain** **CONTINUED TO 10/28/09**

- E. 09-37880 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**
 Respondent: A Plus Cleaning Professionals
 Address of Violation: 251 East Olympia Avenue
Violation of Section: 9A-12(d) Inoperative and/or Unlicensed Vehicle
CONTINUED TO 10/28/09
- F. 09-37938 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**
 Respondent: Alberto Knoepffler
 Address of Violation: 420 West Helen Avenue
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 10-2.4(e) City's
mandatory lot mowing **GUILTY; CEASE & DESIST ORDER; COMPLIANCE**
w/in 5 DAYS OF RECEIPT OF ORDER OR
\$250/DAY FINE
- G. 09-37563 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**
 Respondent: Raymond Hayes
 Address of Violation: 611 East Virginia Avenue
Violation of Section: 26-8.11(a)(b)(c) Standards of property maintenance,
 Discolored exterior walls and fascia, boarded window, grass and/or weeds over
 twelve (12) inches. **GUILTY; CEASE & DESIST ORDER; ELIMINATE**
TALL GRASS/WEEDS w/in 10 DAYS &
ELIMINATE OTHER VIOLATIONS w/in 45
DAYS OR \$250/DAY FINE
- H. 09-37949 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Steve Christian
 Address of Violation: 1410 Park Beach Circle, Unit #111
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c)(e) Standards
Of property maintenance, Grass and weeds over twelve inches, landscape beds
 not maintained. **GUILTY, CEASE & DESIST ORDER;**
COMPLIANCE w/in 14 DAYS OR \$250/DAY
FINE
- I. 09-37952 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Regions Bank
 Address of Violation: 1410 Park Beach Circle, Unit #112
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c)(e) Standards
Of property maintenance, Grass and weeds over twelve inches, landscape beds
 not maintained. **CONSOLIDATED w/ #09-37953 & #09-37954**
(SEE ITEM K)
- J. 09-37953 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Regions Bank
 Address of Violation: 1410 Park Beach Circle, Unit #113
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c)(e) Standards
Of property maintenance, Grass and weeds over twelve inches, landscape beds
 not maintained. **CONSOLIDATED w/ #09-37952 & #09-37954**
(SEE ITEM K)

- K. 09-37954 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Regions Bank
 Address of Violation: 1410 Park Beach Circle, Unit #114
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c)(e) Standards Of property maintenance, Grass and weeds over twelve inches, landscape beds not maintained.
CONSOLIDATED w/ #09-37952 & #09-37953; GUILTY IN EACH CASE; CEASE & DESIST ORDERS; COMPLIANCE w/in 14 DAYS OR \$250/DAY FINE
- L. 09-38017 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: George & Margaret Brown
 Address of Violation: 2122 Cassino Court
Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c)(e) Standards of Property maintenance, Grass and weeds over twelve inches, landscape beds not maintained.
GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 14 DAYS OF RECEIPT OF ORDER OR \$250/DAY FINE
- M. 09-37573 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Harold & Norma Jones
 Address of Violation: 30 Hibiscus Drive
Violation of Section: 26-3.13(g) Parking of Commercial Vehicle; 26-3.13(h) Front yard parking
GUILTY; CEASE & DESIST ORDER FOR FUTURE VIOLATIONS OR \$250/DAY FINE
- N. 09-37451 - CODE COMPLIANCE OFFICER - DAWN LEWIS**
 Respondent: Raymond V. Perla
 Address of Violation: 1748 Boca Raton Court
Violation of Section: 10-1 & 10-1.1 Grass & Weeds; 10-2 Procedure fail to remove; 26-8.11(c)(e) Standards of property maintenance, Grass and/or weeds over twelve (12) inches, maintenance of landscape beds.
GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 7 DAYS OF RECEIPT OF BOARD'S ORDER OR \$250/DAY FINE; PLACE LIEN AGAINST PROPERTY EACH TIME THE CITY MAINTAINS
- O. 09-37665 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**
 Respondent: Douglas & Darla Wilder
 Address of Violation: 530 Corto Andra
Violation of Section: 26-8.11(g)Standards of Property Maintenance, accumulation of miscellaneous personal property throughout the yard; 26-8.26 Temporary structures Prohibited, Large storage container in the yard; 26-8.11(c) Standards of Property maintenance, Grass and/or weeds over twelve (12) inches; 7-32(a)(1) Fail to obtain Building Permit
CONTINUED TO 10/28/09
- P. 09-37886 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**
 Respondent: Florida First Escrow Co Tr.
 Address of Violation: 520 Allen Street
Violation of Section: 9A-12(d) Inoperative/Unlicensed Vehicles
GUILTY; CEASE & DESIST ORDER; COMPLIANCE w/in 14 DAYS OR \$250/DAY FINE

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**DISTRESSED/FORECLOSED PROPERTIES**

- Q. 09-37931 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Norman Buff & Ameritrust Mtg. CO.  
 Address of Violation: 706 Royal Poinciana  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- R. 09-37921 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Anthony & Lori Morgenthaler  
 Address of Violation: 2824 Vasco Street  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**DISMISSED**
- S. 09-38005 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Francisco & Massiel Delcalle  
 Address of Violation: 359 Monaco Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- T. 09-38007 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Carlos Gonzales  
 Address of Violation: 418 Monaco Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**DISMISSED**
- U. 09-37673 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Patricia Leverenz  
 Address of Violation: 4025 San Massimo Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- V. 09-37926 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Carol Boucher & Bank of America  
 Address of Violation: 619 Trumpet Tree  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**

- W. 09-37601 - CODE COMPLIANCE OFFICER - RANDY WRIGHT**  
 Respondent: Carol Lange  
 Address of Violation: 519 Port Bendres Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- X. 09-37881 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Scott & Janett Gould  
 Address of Violation: 2854 Don Quixote Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- Y. 09-37914 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: James & Marilyn Prange  
 Address of Violation: 2531 Rio Largo Court  
**Violation of Section: 10-2, Grass and/or weeds over twelve inches in height.**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- AA. 09-38059 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Charles & Janet Chapman  
 Address of Violation: 3669 Aruba Court  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- BB. 09-38101 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Juan Carrillo  
 Address of Violation: 331 Goldstein Street  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- CC. 09-37814 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Ronald Colpus  
 Address of Violation: 359 Capri Isles Court  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- DD. 09-38089 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Doug Fleischmann  
 Address of Violation: 221 Delido Court  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**

- EE. 09-37942 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: John Stefanik  
 Address of Violation: 2030 Padre Island Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- FF. 09-37611 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**  
 Respondent: Thomas & Deborah Coates  
 Address of Violation: 318 Fitzhugh Avenue  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- GG. 09-37980 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**  
 Respondent: Waterside Design/Dev LLC  
 Address of Violation: 2600 Magdalena Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**CONSOLIDATED w/ #09-37982, #09-37983, #09-37984 & #09-38062 (SEE ITEM KK)**
- HH. 09-37982 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**  
 Respondent: Waterside Design/Dev LLC  
 Address of Violation: 2602 Magdalena Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**CONSOLIDATED w/ #09-37980, #09-37983, #09-37984 & #09-38062 (SEE ITEM KK)**
- II. 09-37983 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**  
 Respondent: Waterside Design/Dev LLC  
 Address of Violation: 2606 Magdalena Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**CONSOLIDATED w/ #09-37980, #09-37982, #09-37984 & #09-38062 (SEE ITEM KK)**
- JJ. 09-37984 - CODE COMPLIANCE OFFICER - MARICELA PERDOMO**  
 Respondent: Waterside Design/Dev LLC  
 Address of Violation: 2608 Magdalena Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**CONSOLIDATED w/ #09-37980, #09-37982, #09-37983 & #09-38062 (SEE ITEM KK)**

- KK. 09-38062 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**  
 Respondent: Waterside Design/Dev LLC  
 Address of Violation: 2524 Magdalena Drive  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**CONSOLIDATED w/ #09-37980, #09-37982, #09-37983 & #09-37984; GUILTY; CEASE & DESIST ORDER; PROPERTIES TO BE LIENED EACH TIME CITY MAINTAINS**
- LL. 08-34971 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**  
 Respondents: William and Carol Livingston,  
 Benjamin Martin, Attorney,  
 Wachovia Mortgage,  
 Address of Violation: 1485 Raven Court  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**
- MM. 09-37463 - CODE COMPLIANCE OFFICER – MARICELA PERDOMO**  
 Respondent: Thomas & D. Lavender Coates  
 Address of Violation: 208 West Grace Street  
**Violation of Section: 10-1 & 10-1.1, Grass and/or weeds over (12) inches/Foreclosure Property**  
**GUILTY; CEASE & DESIST ORDER; PROPERTY TO BE LIENED EACH TIME CITY MAINTAINS**

4. **UNFINISHED BUSINESS**

5. **OLD BUSINESS**

**HEARING IMPOSING PENALTY**

- A. 08-35658 - CODE COMPLIANCE OFFICER – DAWN LEWIS**  
 Respondent: Doug Fleischmann  
 Address of Violation: 221 Delido Court  
**Violation of Section: 26-8.11(a)(e), Property maintenance, Dirty roof, ; 26-8.11(f), Property maintenance**  
**IMPOSED A FINE OF \$6,500 (\$25/DAY FOR 260 DAYS)**

**HEARING IMPOSING PENALTY**

- B. 09-37157 - CODE COMPLIANCE OFFICER - DAWN LEWIS**  
 Respondent: Scott & Janett Gould  
 Address of Violation: 2854 Don Quixote  
**Violation of Section: 26-8.11(b) Structures – Standards of Property Maintenance, Soffit and fascia are missing from the house.**  
**IMPOSED A FINE OF \$4,550 (\$50/DAY FOR 91 DAYS)**

**HEARING IMPOSING PENALTY**

**C. 09-37375 - CODE COMPLIANCE OFFICER – DAWN LEWIS**

Respondent: Scott & Janet Gould

Address of Violation: 2854 Don Quixote Drive

**Violation of Section: 10-1 Stagnant Water; 26-8.15 Swimming pool Standards of General Applicability, No enclosure around swimming pool  
IMPOSED A FINE OF \$3,150 (\$50/DAY FOR 63 DAYS)**

**REPEAT VIOLATOR**

**D. 09-37438 – CODE COMPLIANCE OFFICER – Maricela Perdomo**

Respondent: Jay Goldberg

Address of Violation: 879 Napoli Lane

**Violation of Section: 26-8.11(c), (e) ,(f) Standards of property maintenance, Grass and/or weeds over twelve (12) inches in height throughout the property, maintenance of landscape beds.**

**IMPOSED A FINE OF \$125 (\$25/DAY FOR 5 DAYS)**

**REPEAT VIOLATOR**

**E. 09-38024 – CODE COMPLIANCE OFFICER – MARICELA PERDOMO**

Respondent: Ronald Fine

Address of Violation: 936 Lassino Court

**Violation of Section: 10-1 & 10-1.1 Grass, weeds; 26-8.11(c) Standards of Property maintenance, Grass and/or weeds over twelve (12) inches; 26-8.11(e) Vegetation – standards of maintenance, maintenance of landscaping and landscape beds; 26-3.13(m) Fence/Walls/Hedges, overgrown hedges**

**IMPOSED A FINE OF \$1,250 (\$50/DAY FOR 25 DAYS)**

**REPEAT VIOLATOR**

**F. 09-38023 - CODE COMPLIANCE OFFICER – DAWN LEWIS**

Respondent: Marc Fratello & William Randquist

Address of Violation: 2241 Bayview Road

**Violation of Section: 10-1 & 10-1.1 Grass & weeds; 26-8.11(c), (e) ,(f) Standards Of general applicability. Grass and/or weeds over twelve (12) inches in height, maintenance of landscape beds.**

**IMPOSED A FINE OF \$375 (\$25/DAY FOR 15 DAYS)**

**6. OTHER BUSINESS**

**7. MEMBER COMMENTS**

**8. ADJOURNMENT**

**DISTRIBUTION:** Board Members (7); Alternates (2); Councilmembers (5), City Manager, City Attorney, City Clerk, Police Department, Board Attorney, Building Official, Growth Management Director, Press.