

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Meeting Minutes

Wednesday, November 18, 2020

8:30 AM

Public Participation via Zoom

City Hall, Commission Chambers, 405 Biltmore Way, Code
Enforcement Board Hybrid/Virtual Hearing
Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Alexander L. Bucelo
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, November 18, 2020, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing *9.

CALL TO ORDER

ROLL CALL

Meeting was called to order by Vice Chairperson, George Kakouris.

Present for Hybrid were: George Kakouris; J.M. Guarch; Jeff Flanagan; Christopher Zoller and Alex Bucelo.

Virtual via Zoom were: Chairman, Andres Murai, Jr.; Ignacio Borbolla; City Attorney, Miriam Ramos and Court Reporter.

Present: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

APPROVAL OF THE MINUTES

Minutes of October 21, 2020

Attachments: [CEB Hearing Minutes - October 21 2020](#)

A motion was made by Board Member Flanagan, seconded by Board Member Borbolla, that this matter be approved. The motion passed by the following vote.

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

PUBLIC HEARING

RESOLUTION NO. 2020-259

Rules of Procedures for Hybrid Meetings of the Coral Gables Code Enforcement Board

Attachments: [Rules and Procedures for Hybrid Meetings of the Coral Gables Code Enforcement Board](#)

The Board member's unanimously approved the Rules of Procedures for Hybrid Meeting's.

A motion was made by Board Member Guarch, Jr., seconded by Board Member Flanagan, that this matter be adopted. The motion passed by the following vote.

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

NEW CASES

357 Almeria Avenue - Unit 1506

Violation Description - Complete kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement.

Remedy -Must obtain all necessary permits and inspections. *note* stop work order placed by Code enforcement officer until permits are obtained.

Owner -Enrique De La Vega

Code Enforcement Officer J. Garcia

Attachments: [violation photos](#)
[postings](#)
[usps tracking for NOV](#)
[ownership](#)
[Notice of Violation SIGNED](#)
[Code Enforcement Violation Warning-signed](#)
[357 almeria returned warning](#)
[CE290220 Summons to Appear](#)

Case continued due to improper notice.

This Code Enforcement Board Violation was Continued

1251 Hardee Road

Violation Description - Expired permit. I:E BL-08-03-0591, EL12069390, ME12071222, PL11086980 for residential addition.

Remedy - Must reactivate permit(s), call in for inspections and close out.

Owner - Chabad of the Gables Inc

Code Enforcement Officer's Roman / Quintana

Attachments: [EDEN - Expired Permits](#)
[CE VIO 092819](#)
[CE VIO Affidavit 092819](#)
[CE VIO Posting 092819 \(1\)](#)
[CE VIO Posting 092819 \(2\)](#)
[EDEN PRINTOUT 2-6-20](#)
[EMAIL FROM HOMEOWNER 7.28.2020](#)
[EX19024133 EXPIRED EXTENSION](#)
[NOV 071520 2 RA](#)
[NOV 071520 2](#)
[NOV 121019 RA](#)
[NOV 121019](#)
[NOV Posting 2 071520 \(1\)](#)
[NOV Posting 2 071520 \(2\)](#)
[NOV Posting 121019 \(1\)](#)
[NOV Posting 121019 \(2\)](#)
[Property Info](#)
[Summons 110420](#)
[Summons Affidavit 110520](#)
[Summons Posting 110520 \(1\)](#)
[Summons Posting 110520 \(2\)](#)
[SunBiz](#)
[USPS 6462 NOV](#)
[USPS 9023 Summons](#)
[EMAIL D. GARCIA JULY 11 2020 EXPIRED PERMIT BL08030591](#)
[summons posting 11 5 2020](#)
[affidavit of posting summons 11 5 2020](#)
[EMAIL DAYRON GARCIA July 10 2020 1251 Hardee Rd Expired Permits](#)
[EMAIL FROM D. GARCIA \(PLANS LEAD\) NOVEMBER 13 2020](#)
[EMAIL TO ZONING E. TEJERA 8.13.2020](#)
[USPS Tracking NOV](#)
[day before hearing pictures 11 17 2020](#)
[permit search 11 17 2020](#)

Found guilty, comply within 7 days of Board's hearing by re-activating permit(s) and comply 60 days of Board's hearing by completing all work necessary and closing out permit(s). \$250 daily fine to commence if no compliance. Administrative Fee assessed by the Board.

A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr and Board Member Guarch Jr.

3912 Durango Street

Violation Description - Building permit BL-13-09-1495 is expired.

Remedy - Must renew and close permit.

Owner - Maria Gonzalez Trs & Durango Trust

Code Enforcement Officer Ernesto Bermudez

- Attachments:** [Code Enforcement Violation Warning signed](#)
[Email from the building dept.](#)
[NOV signed](#)
[PERMIT STILL EXPIRED 2-5-20](#)
[Property Owner](#)
[Posting Photos](#)
[070220 - Permit List](#)
[Summons signed](#)
[Permit List- 111120](#)

Case was removed from agenda. Working towards compliance.

311 Ponce de Leon Boulevard

Violation Description - Expired/abandonment permit BL-11-09-5560 covering a proposed residential addition.

Remedy - Please re-activate the permit BL-11-09-5560, call for all pending inspections, pass pending inspections and close out permit.

Owner - Haralabos Grillas

Code Enforcement Officer - Martha S. Delgado

- Attachments:** [PHOTOS - 11-5-20](#)
[CE VIOLATION WARNING POSTING](#)
[EXPIRED PERMIT](#)
[Signed Notice of Violation](#)
[Signed NOV Posting](#)
[SUMMONS POSTING](#)
[Actions EDEN](#)
[OWNERSHIP](#)
[SUMMONS 11-18-20](#)
[SUMMONS AFFIDAVIT](#)
[SUMMONS USPS](#)
[EDEN 11-17-20](#)
[EDEN Actions 11-17-20](#)
[PHOTOS 11-17-20](#)

A motion was made by Board Member Murai, Jr, seconded by Board Member Flanagan, that this matter be Complied prior to hearing. The motion passed by the following vote.

- Yeas:** 7 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Zoller

1522 Malaga Avenue

Violation Description - Expired permit: BL14-08-3416 - Residential

addition.

Remedy - Must reactivate permit, call in for inspections and close out.

Owner - Elizabeth Ann Martin

Code Enforcement Officer Delgado

- Attachments:** [OWNERSHIP](#)
[EDEN PRINT OUT](#)
[EDEN PRINT OUT 3-3-20](#)
[CE VIOLATION WARNING POSTING \(2\)](#)
[CE VIOLATION WARNING POSTING \(1\)](#)
[Code Enforcement Violation Warning SIGNED](#)
[Notice of Violation SIGNED](#)
[NOV POSTING](#)
[PERMIT EXT. PRINT OUT](#)
[PERMIT PRINT OUT 11-5-20](#)
[SUMMONS POSTING](#)
[SUMMONS - SIGNED](#)
[NOV USPS](#)
[SUMMONS -USPS](#)
[PHOTOS 11-10-20](#)
[NOV AFFIDAVIT](#)
[CE VIOLATION WARNING AFFIDAVIT](#)
[SUMMONS AFFIDAVIT](#)
[EDEN Actions 11-17-20](#)
[EDEN](#)
[PHOTOS 11-17-20](#)

Case continued to CEB Hearing scheduled for January 20, 2021.

A motion was made by Board Member Guarch, Jr., seconded by Board Member Bucelo, that this matter be Continued. The motion passed by the following vote.

- Yeas:** 7 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Zoller

6909 Sunrise Terrace

Violation Description - Permit# BL13011342 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose F Valdivia III & W Jenny B

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Roman

Attachments: [BL13011342](#)
[CE VIO 012320](#)
[CE VIO Posting 012420 \(1\)](#)
[CE VIO Posting 012420 \(2\)](#)
[EL13020102](#)
[NOV 020320](#)
[Permit History](#)
[Property Info](#)
[Summons 110420](#)
[NOV Posting 2 110620 \(1\)](#)
[NOV Posting 2 110620 \(2\)](#)
[Summons Posting 110620 \(1\)](#)
[Summons Posting 110620 \(2\)](#)
[USPS 1865 NOV](#)
[USPS 9085 Summons](#)

Found guilty, comply within 45 days of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Bucelo, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan and Board Member Guarch Jr.

7528 Los Pinos Boulevard

Violation Description - Permit# BL12091749 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Gabriel C Albelo / Lissette Calderon

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Quintana

Attachments: [BL12091749](#)
[CE VIO 012320](#)
[CE VIO Posting 012420 \(1\)](#)
[CE VIO Posting 012420 \(2\)](#)
[EL12100471](#)
[NOV 020320](#)
[NOV Posting 020320 \(1\)](#)
[NOV Posting 020320 \(2\)](#)
[Property Info](#)
[Summons 1 110420](#)
[Summons 2 110420](#)
[Summons Posting 110620 \(1\)](#)
[Summons Posting 110620 \(2\)](#)
[USPS 1810 NOV](#)
[USPS 9054 Summons 1](#)
[USPS 9108 Summons 2](#)
[day before hearing pictures 11 17 2020](#)
[permit search 11 17 2020](#)
[EX20036313 - E90 as of 31020](#)

Found guilty, comply within 6 months of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Murai, Jr, seconded by Board Member Bucelo, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.

5401 Maggiore Street

Violation Description - Permit# BL11085147 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose A Segrera & W Elaine

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Roman

Attachments: [BL11085147](#)
[CE VIO 012320](#)
[CE VIO Posting 012420 \(1\)](#)
[CE VIO Posting 012420 \(2\)](#)
[NOV 020320](#)
[NOV Posting 2 110620 \(1\)](#)
[NOV Posting 2 110620 \(2\)](#)
[Property Info](#)
[Summons Posting 110620 \(1\)](#)
[Summons Posting 110620 \(2\)](#)
[Summons 110420](#)
[USPS 1827 NOV](#)
[USPS 9061 Summons](#)
[EX20115673](#)

Found guilty, comply within 30 days of Board's Hearing. \$150 daily fine to commence if no compliance. \$108.75 administrative fee assessed by the Board.

A motion was made by Guarch, Jr., seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.

528 Giralda Avenue

Violation Description -

- 1) Section 34-55 of the City Code - Failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk.
- 2) Sections 34-202 and 203 of the City Code - Failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property.
- 3) Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code - As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof.

Remedy -

- 1) Remove the overgrown vegetation from the Property and from over the sidewalk.
- 2) Register the Property on the registry for vacant properties and correct all code violations as set forth herein.
- 3) Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof.

Owner - Elisa Gorayeb EST of c/o Lisabeth Sanchez and/or Interested parties

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Schwartz

Attachments: [NOVs 110220](#)
[Summons 110220](#)
[List of interested parties](#)
[List of violations 102620](#)
[NOV - First Mortgagee](#)
[NOV - Owner](#)
[NOV - Property Manager](#)
[NOVs Posting 110220 \(1\)](#)
[NOVs Posting 110220 \(2\)](#)
[Property Info](#)
[Summons - First Mortgagee](#)
[Summons - Owner](#)
[Summons - Property manager](#)
[Summons Posting 110220 \(1\)](#)
[Summons Posting 110220 \(2\)](#)
[USPS 9696 NOV1](#)
[USPS 9702 NOV2](#)
[USPS 9719 NOV3](#)
[USPS 9726 Summons1](#)
[USPS 9733 Summons2](#)
[USPS 9740 Summons3](#)
[528 giralda most recent photos](#)

Case continued to CEB Hearing scheduled for January 20, 2021.

This Code Enforcement Board Violation was Continued

CONTINUED CASES FROM PREVIOUS HEARING(S)

535 Caligula Avenue

CEB - 10-21-2020 - Working on Agreed Order - Continued to November

Violation Description -

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will

constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Field Supervisor A. Garcia

Attachments: [Violation Photos 092520](#)
[Property Info](#)
[1. cease and desist and demand letters - new servicer - 5-18-20](#)
[2. cease and desist and demand letters - new property manager - 5-18-20](#)
[Cease and Desist Posting \(1\)](#)
[Cease and Desist Posting \(2\)](#)
[Cease and Desist Posting \(3\)](#)
[Email 032620 - ALP List of new responsible parties](#)
[Email 043020 - ALP Revised list of Violations](#)
[Email 050820 - Cyprex Svcs](#)
[Email 051820 - Cease and Desist Letters](#)
[Email 092920 - Zoning Re-Inspection required](#)
[list of interested parties - 3-26-20](#)
[list of violations - 535 Caligula Ave - 4-8-20](#)
[NOV 043020 \(1\)](#)
[NOV 043020 \(2\)](#)
[NOV 043020 \(3\)](#)
[NOV 043020 \(4\)](#)
[NOVs - signed](#)
[Summons - signed](#)
[Nov Posting 043020 \(1\)](#)
[Nov Posting 043020 \(2\)](#)
[Summons Posting 100920 \(1\)](#)
[Summons Posting 100920 \(2\)](#)
[Summons 101420 Amended \(1\)](#)
[Summons 101420 Amended \(2\)](#)
[USPS 1957](#)
[USPS 1964](#)
[USPS 1971](#)
[USPS 1988](#)
[USPS 5360](#)
[USPS 5377](#)
[USPS 5384](#)
[USPS 5438](#)
[Cont Notice Summons 111820](#)
[Cont Notice Summons Posting 102320 \(1\)](#)
[Cont Notice Summons Posting 102320 \(2\)](#)
[USPS 8880 C1](#)
[USPS 8897 C2](#)
[USPS 8903 C3](#)
[USPS 8910 C4](#)

Agreed Order read into the record by City Attorney, Miriam Ramos.

A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

6913 Talavera Street

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Document presented into Public Record by Barbara Garcia.

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

Maintaining a storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material or which has been installed without approval permits must be removed.

Owner - Barbara Garcia

Code Enforcement Officer's Quintana/Roman

Attachments: [Ownership](#)
[Violation pictures](#)
[CE warning notice posting pictures](#)
[CE warning notice affid](#)
[CE violation warning](#)
[Notice of Violation](#)
[Notice of violation posting pictures](#)
[NOV Affidavit](#)
[SUM Posting 2.7 \(1\)](#)
[SUM Posting 2.7 \(2\)](#)
[SUM Posting 2.7 \(3\)](#)
[SUM Posting 2.7 \(4\)](#)
[SUM Posting 2.7 \(5\)](#)
[SUMMONS](#)
[USPS NOV](#)
[SUMMONS Affidavit](#)
[USPS Summons](#)
[Shed Complied Picture](#)
[Trellis Complied Picture](#)
[City Code \(WWP\) Ch105.1 Work Without a Permit](#)
[CE SUMMONS 3.3.2020 POSTED \(1\)](#)
[CE SUMMONS 3.3.2020 POSTED \(2\)](#)
[CE SUMMONS 3.3.2020 POSTED \(3\)](#)
[CE SUMMONS 3.3.2020 POSTED \(4\)](#)
[Permit BL20026606 FENCE](#)
[Owner produced packet to board](#)
[SUMMONS Affidavit 3.18.2020](#)
[USPS SUMMONS 3.18.2020](#)
[Summons_CE285183 6913 talavera 9 11 2020](#)
[Summons_posting 9 11 2020](#)
[Summons_posting 9 11 2020 second](#)
[AFFIDAVIT OF POSTING SUMMONS](#)
[USPS TRACKING SUMMONS](#)
[6913 Talavera email from Detective](#)
[6913 Talavera pictures day before hearing \(1\)](#)
[6913 Talavera pictures day before hearing \(2\)](#)
[6913 Talavera pictures day before hearing \(3\)](#)
[AMENDED SUMMONS TO APPEAR 10 14 2020 CE285183 6913 TALAVERA](#)
[EMAIL FROM HOMEOWNER 10-20-2020](#)
[INQUIRY EMAIL 10.15.2020 Wm. H. Arthur IV AIA, NCARB, Principal](#)
[PERMIT FOLLOW UP 10-14-2020 ACTIONS](#)
[summons postings pictures october](#)
[EMAIL MIRIAM RAMOS 10.20.2020 GRANTED POSTPONED CEB 10.21.2020](#)
[summons posting 11 5 2020](#)
[affidavit of posting summons 11 5 2020](#)
[usps summons 11 4 2020](#)
[pictures day before hearing 11 17 2020](#)
[permit search 11 17 2020](#)
[Email from Mr. Arthur on 10 22 2020](#)
[Timeline provided by zoning](#)

Found guilty, comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit and legalizing. At the request of the CEB to return monthly to provide status reports beginning on January 20, 2021.

A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be Continued. The motion passed by the following vote.

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

STATUS REPORT CASES

1615 Ferdinand Street

11-18-2020 - Returning for monthly status report

3-18-2020 - Returning for monthly status report

2-19-2020 - Returning for monthly status report

1-15-2020 - Returning for monthly status report

11-20-2019 - Found Guilty - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed by by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates to be provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

Remedy - Need to complete, call for inspections and close out permits.

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

Attachments: [Email complaint](#)
[NOV picture](#)
[NOV posting](#)
[NOV Registered Agent](#)
[NOV](#)
[Ownership](#)
[Permits](#)
[SUMMONS POSTING \(1\)](#)
[SUMMONS POSTING \(2\)](#)
[Sunbiz](#)
[SUMMONS TO APPEAR](#)
[PHOTOS OF PROPERTY \(2\)](#)
[PHOTOS OF PROPERTY \(3\)](#)
[PHOTOS OF PROPERTY \(1\)](#)
[SUMMONS AFFIDAVIT](#)
[USPS - SUMMONS](#)
[NOV -USPS & AFFIDAVIT -](#)
[PERMIT PRINT OUT 11-19-19](#)
[UNB CODE](#)
[VIOLATION PHOTOS](#)
[SUMMONS POSTING - 1-15-20 \(2\)](#)
[SUMMONS POSTING - 1-15-20 \(3\)](#)
[TEMP. FENCE COMPLIANCE PHOTOS](#)
[USPS SUMMONS 1-15-19](#)
[PHOTO 1-14-20](#)
[PHOTOS 1-14-20](#)
[SUMMONS AFFIDAVIT 1-15-20](#)
[PERMIT PRINT OUT 1-14-20](#)
[REVISION PERMIT 1-14-20](#)
[SUMMONS TO APPEAR FOR 2-19-20 \(1\)](#)
[SUMMONS TO APPEAR FOR 2-19-20 \(2\)](#)
[USPS- SUMMONS 2-19-20](#)
[AFFIDAVIT-SUMMONS 2-19-20](#)
[PHOTOS 2-18-20](#)
[EDEN PRINOUT 2-18-20](#)
[REVISION 2-18-20](#)
[1615 FERDINAND 2-18-2020 \(1\)](#)
[1615 FERDINAND 2-18-2020 \(2\)](#)
[1615 FERDINAND 2-18-2020 \(3\)](#)
[1615 FERDINAND 2-18-2020 \(4\)](#)
[1615 FERDINAND 2-18-2020 \(5\)](#)
[1615 FERDINAND 2-18-2020 \(6\)](#)
[1615 FERDINAND 2-18-2020 \(7\)](#)
[SUMMONS FOR 3-18-20 hrg](#)
[SUMMONS POSTING 3-4-20](#)
[SUMMONS AFFIDAVIT -3-18-20](#)
[SUMMONS POSTING](#)
[PHOTOS 11-5-20](#)
[EDEN -Actions](#)
[SUMMONS -11-18-20](#)
[SUMMONS - USPS](#)
[SUMMONS - 11-18-20 AFFIDAVIT](#)
[EDEN Actions 11-17-20](#)
[PHOTOS 11-17-20](#)

Status Report provided by property owner of significant progress having

been made. To return in 90 days from Board's hearing for additional status to CEB Hearing scheduled on February 17, 2021.

A motion was made by Board Member Guarch, Jr., seconded by Board Member Bucelo, that this matter be Continued. The motion passed by the following vote.

Yeas: 7 - Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr and Board Member Guarch Jr.

DISCUSSION ITEMS

The Board Members unanimously cancelled the Hearing's scheduled for December 16, 2020.

ADJOURNMENT

Meeting was adjourned by Vice Chairperson, George Kakouris.