

City of Coral Gables

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



Meeting Minutes

Wednesday, September 15, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral Gables,
FL 33134

Code Enforcement Board

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

ROLL CALL

Meeting was called to order by Chairman, Andres Murai, Jr.

Present: 7 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

APPROVAL OF THE MINUTES

Meeting Minutes of July 21, 2021.

PUBLIC HEARING SWEARING IN OF

NEW CASES

634 Aledo Avenue

Violation Description - (MIN) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

Remedy - Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

Owner - Premium Location Invest LLC

Code Enforcement Officer Bermudez

Found guilty, comply within 30 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 Flanagan, seconded by Board Member Cruz, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

110 Sidonia Avenue

Violation Description - Property requires maintenance: Exterior and interior walls & ceilings, front entry steps, all stairwells, stair handrails & railings, walkways are dirty and/or discolored. Asphalt parking lot is in disrepair. Plumbing and mechanical work without approval and permit.

Remedy - Must clean and/or paint. Obtain approval and permit.
Obtain approval and permit for all plumbing and mechanical work.

Owner - Sidonia 110 LLC

Code Enforcement Officer Delgado

Found guilty. Comply within 30 days of Board's hearing to clean-up and repair asphalt drive aisles, common areas and tripping hazards or safety issues. Comply within 90 days of Board's hearing to legalize all work. \$250 daily fine to commence if no compliance. Administrative fee of \$108.75 assessed by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

1045 Anastasia Ave

Violation Description - Property has roof in disrepair. White form fitting cover/tarp covering roof.

Remedy - Must repair or replace roof with required permit

Owner - Fernando Hugo Pinheiro
Irany Eustaquio Pinheiro

Code Enforcement Officer - Lynn Schwartz

This Code Enforcement Board Violation was Continued prior to hearing

37 Majorca Avenue, Unit 501

Violation Description - The following permits have been placed on hold by the Building Dept. : BL-19-10-5499, PL-19-11-4760, EL-19-10-5504 & BL-20-10-7252.

Remedy - Must apply for a change of contractor to takeover and complete work. Final all inspections and final permit.

Owner - Oliver De Abreu & Maria Gabriela Penaloza

Code Enforcement Officer Delgado

This Code Enforcement Board Violation was Continued prior to hearing

357 Almeria Avenue - Unit 1506

CEB 9-15-2021 - Requested to be heard on Notice of Intent to Lien * **CEO received a phone call from contractor stating he was hired by the property owner on 8-27-21 to apply for permitting and they are going to apply for permits to come into compliance.**

CEB 2-17-2021 - G/30/6 months/\$150/\$108.75 admin fee - comply by 3-17-2021 by applying for permit(s); comply by 8-17-2021 or pay \$150 per day thereafter, +108.75 admin fee.

CEB 1/20/2021 - Continued

CEB 11/18/2020 - Continued due to improper notice

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

No show. Proceed with lien.

Yeas: 7 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

1129 Sevilla Avenue

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and failure to maintain registry of vacant Property current to reflect the new owner and property manager.

2) Sections 226, 227, 248, 250, 255, 275, 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

3) Sections 224, 250, 255, 278, 279, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to

maintain the structure by allowing: termite infestation; roof leaks; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy - 1) Update the registration the Property (at www.ProChamps.com) to reflect the new owner and property manager and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

2) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

3) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Darling Point, LLC
c/o Irene Dubrovina

Code Enforcement Field Supervisor Sheppard/Officer Schwartz

Agreed Order read into the record by Assistant City Attorney, Gustavo Ceballos.

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

Yeas: 7 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla and Board Member Zoller

3510 Granada Blvd

Violation Description - Building permit BL-15-09-4139 (*CHANGE OF CONTRACTOR* 1 STORY ADDITION) & ME-12-11-0217 are expired.

Remedy - Must reactivate master permit. Must call all inspections including sub-permits to finalize the master permit.

Owner - NIBERTO L MORENO & GILDA P MORENO

Code Enforcement Officer Bermudez

This Code Enforcement Board Violation was Continued prior to hearing

1415 Granada Boulevard

Violation Description - Property has a dirty roof - "roof has been cleaned"
Property has open and expired permits.

Remedy - Must clean roof. "roof has been cleaned"
Must reopen all expired permits and request all inspections to close.

Owner - Celeste R Vasquez

Code Enforcement Officer Schwartz

This Code Enforcement Board Violation was Continued prior to hearing

1431 Certosa Ave

Violation Description - Property roof is dirty and in disrepair.
Walls are dirty and discolored. Garage doors are peeling.
Asphalt driveway is in disrepair. Front entry & walkway and sidewalk are dirty.
Trash and debris found through out the front of the property.

Remedy - Must repair and clean and/or paint property roof.
Must clean and paint walls. Must paint garage doors are peeling.
Must repair asphalt driveway. Must clean front entry & walkway and sidewalk.
Must remove all any trash, debris and litter through out the front of the property.

Owner - IBRB IV LLC

Code Enforcement Officer Bermudez

Found guilty. Comply within 30 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 Borbolla, seconded by Board Member Guarch, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

437 Vilabella Avenue

Violation Description - Wintegrate permit #94040045 (POOL ONLY) is expired.

Remedy - Must reactivate permit and call all inspections to close permit.

Owner - ALBERTO BERNAL & W MAGALY

Code Enforcement Officer Bermudez

This Code Enforcement Board Violation was Continued prior to hearing

1230 Genoa Street

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.

2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, without a permit.

3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy -1) Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the property.

2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.

3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Linda M Marling

Code Enforcement Officer Schwartz

Found guilty. Comply within 14 days of Board's Hearing to safe up property including a form fitting tarp over roof and to shore up the interior around the rotted beam. Comply with 90 days of Board's Hearing to pull permits to renovate. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

800 Coral Way

CEB 9/15/201 - Returning for status as per the Board's order

CEB 7-21-2021 - Requested to be heard on Notice of Intent to Lien - Board order for compliance by September and return to hearing to provide status

CEB 6-17-2021 - G/90/\$150/\$108.75 Previous deadline was amended. CEB extended time of compliance. Amended CEB Order to sent to respondent(s). Comply by 9/15/2021 by closing out permit(s) or pay \$150 per day thereafter, +\$108.75 admin fee. Return for status report to CEB hearing in September 15, 2021

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

CEB - CEB 6-17-2021 - Returning to request additional extension of time.

CEB - 3-17-2021 - Returning to request that they are granted an extension to the closing of the permit.

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Building permit BL-16-07-6851 (** Inclusive ** 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

Current Order remains. No action needed.

10840 Old Cutler Road

Violation Description - Temporary chain link fence installed without approval and permits.

Remedy - Must obtain approval and permits or must remove the temporary chain link fence.

Owner - Adf Reef LLC

ADF REEF LLC

Code Enforcement Officer - Quintana.

Found guilty. Comply within 60 days of Board's hearing to remove fence or obtain permit to keep fence. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

24 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have approval and permit.

Remedy - Must obtain permit and approval or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

Continued on record to 10-20-2021 hearing

This Code Enforcement Board Violation was Continued

28 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

Continued on record to 10-20-2021 hearing

This Code Enforcement Board Violation was Continued

44 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval or permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

Continued on record to 10-20-2021 hearing

This Code Enforcement Board Violation was Continued

1104 Malaga Avenue

Violation Description -

- 1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property
- 2. Sections 226, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: repeat violation: Structure's roof, chimney, exterior walls, front and rear steps, patios, and porches, and garage stairs are dirty and in need of cleaning or painting; and front doors are discolored and fading; garage doors are damaged; and some windows are boarded
- 3. Section 34-104 of the City Code: to wit: repeat violation, there is abandoned vehicle (Jaguar s-type) on the Property.

Remedy -

- 1. Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
- 2. Clean roof, chimney, exterior walls, patios, porches, and steps, and stairs, apply for, obtain, and pass final inspection on color pallet approval to paint Structure and any required development approvals, including, but not limited to, building permits for repair of the garage doors and windows
- 3. Remove, cover, or register and repair the abandoned vehicle.

Owner - Dennis Pozzessere & W Heather

Code Enforcement Officer Sheppard

Continued on record 90-120 days.

This Code Enforcement Board Violation was Continued

6808 San Vicente Street

Violation - Zoning Code -Article 3, section 3-208. Interior construction, alterations, and/or repairs without necessary approval and permit(s).
 - City Code - Chapter 105, section 105-26, F.B.C.- section 105.1
 Work done without a permit.

Remedy - Performed interior work without approval or permits

Owner - DGK Property Holdings LLC

Code Enforcement Officer Roman

Found guilty. Comply within 30 days of Board's hearing to submit for

permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

This Code Enforcement Board Violation was found Guilty

1252 Obispo Avenue

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance.

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75 Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, admin fee waived the Board. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

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

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

Case continued on record to 90 days. To return in on 12-15-2021 hearing. Hold off on lien.

This Code Enforcement Board Violation was Continued

445 Alhambra Circle

Violation Description - Removal of decorate iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

Found guilty. Comply within 60 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 Guarch, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

4101 Santa Maria St

Violation Description - Installation of gravel on the city right of way without a permit.

Remedy - Must obtain permit for the gravel from the Public Works Department.

Owner - Robert Baer

Code Enforcement Officer Bermudez

Found guilty. Comply within 60 days of Board's hearing to remove gravel. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla and Board Member Zoller

4101 Santa Maria St

Violation Description - Permit numbers are expired: (BL-16-12-6342) COVERED TERRACES, RE-DESIGN OF FRONT FACADE AND REAR FACADE, WOOD LOUVERS & (BL-19-03-5522) CONCRETE DRIVEWAY W/1 CONCRETE APPROACHES.

Remedy - Must reactivate the permit and call all necessary inspection to close the permit.

Owner - Robert Baer

Code Enforcement Officer Bermudez

Found guilty. Comply within 30 days of Board's hearing to re-activate and

finalize permit(s). \$150 daily fine to commence if no compliance.
Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 7 - Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz and Board Member Zoller

1109 Almeria Avenue

CEB - 10-21-2020 - Returning for Monthly status report

CEB 2-19-2020 - Returning for monthly status report

CEB 1-15-2020 - Returning for monthly status report

11-20-2019 - Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided to Board by property owner.

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Field Supervisor Sheppard & Code Enforcement Officer's Schwartz/Delgado

Current order remains Continued on record to 120 days to 1-19-2022 hearing.

This Code Enforcement Board Violation was Continued

910 Capri Street

CEB 6-17-21 - Return for status

CEB 3-17-2021 - Return for status in 60 days to CEB Hearing scheduled on 5-20-2021 (cancelled); Cont'd 6/17/2021

CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien**CEB - 9-23-2020 - Continued 90 days (December cancelled)****CEB - 4-17-2019 - Agreed Order approved by the Board - Continued**

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Case continued on record to 11-17-2021 for status report to be provided by the Code Enforcement Officer. Respondent's do not need to be present.

This Code Enforcement Board Violation was Continued

Yeas: 7 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

Yeas: 7 - Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

1252 Obispo Avenue

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75/\$108.75. Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, +\$108.75 admin fee. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

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

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Schwartz

Case continued on record to 90 days. To return in on 12-15-2021 hearing. Hold off on lien.

This Code Enforcement Board Violation was Continued

STATUS REPORT CASES

165 Paloma Drive

Violation Description - Expired permit. I:E BL-15-07-6026 for residential interior alterations (dining & foyer) flooring.

Remedy - Must reactivate permits, call in for inspections and final perms out.

Owner - Carlos Alberto Lopez Sasha Andreina Bolivar Fraiz

Code Enforcement Officer- Quintana

No Order

6913 Talavera Street

CEB 9-15 -2021 - Returning for monthly status report

CEB 6/17/2021 - Returning for monthly status report

CEB 4/21/2021 - Returning for monthly status report - lien has been recorded

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - 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(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

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.

Documents 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 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 which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Case continued on record for 120 days to 1-19-2022 hearing.

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

Yeas: 7 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

ADJOURNMENT

Meeting was adjourned by Vice Chairman, George Kakouris.