

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Marked-Up Agenda - Draft

Wednesday, November 16, 2022

8:30 AM

427 Biltmore Way, First Floor Meeting Room

## 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*

**Zoom Link Information: <https://us06web.zoom.us/j/82004327867>**

**CALL TO ORDER**

**ROLL CALL**

**Present:** 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller  
**Excused:** 1 - Chairperson Murai Jr

**PUBLIC HEARING**

**APPROVAL OF THE MINUTES**

[22-4863](#) Code Enforcement Board July 20, 2022

**Approved**

[22-4902](#) Code Enforcement Board September 21, 2022.

**Approved**

[22-4919](#) Code Enforcement Board October 19, 2022.

**Approved**

**NEW CASES**

[NOVI-22-08-117](#) 528 Navarre Avenue

[2](#)

Violation Description -Gravel installation on the right of way without a permit.

Remedy -Must obtain an after the fact public works permit.

Owner -MELISSA A KALBAC & THOMAS H NORMAN JTRS

Code Enforcement Officer Garcia

**Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-06-069](#) 1126 Milan Avenue

[7](#)

Violation Description - Chapter 105, Article V, Division 5, Sec. 105-278.  
- Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound and maintained in a clean and sanitary condition. They shall be free from cracks,, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mark the attractiveness of the premises.

Dirty exterior walls, dirty perimeter wall, dirty sidewalk and walkway.

Remedy - Must clean exterior walls, must clean perimeter wall, must clean sidewalk and walkway.

Owner - Francisco J. Godoy &

Code Enforcement Officer Garcia

**Continued prior to hearing**

[NOVI-22-07-089](#) 1006 Madrid Street

7

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 on [www.ProChamps.com](http://www.ProChamps.com) <<http://www.ProChamps.com>>.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: installation of central air conditioner and exterior flood lamps without a permit
3. Sections 250, 251, 252, 253, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the structure by allowing: walls, perimeter walls, back porch, rear awning, and carport tiles that are dirty and have excessive mildew; peeling paint on carport walls; damaged rear door and window frames that are missing pieces of wood and protective paint; cracked tile on parking ribbons; loose brick pavers; carport ceiling is collapsing.
4. Subsections 8-108(e), (f), (g), and (i) of the City Zoning Code; to wit: demolition by neglect of historic structures; as set forth above and as applicable; e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; to wit: damaged rear door and window frames that are missing pieces of wood and protective paint; carport ceiling is collapsing.

Remedy - 1. The Respondents shall correct the violations as set forth below.

2. The Respondents shall, within 7 days of the date of the order, and register vacant property on [www.ProChamps.com](http://www.ProChamps.com) <<http://www.ProChamps.com>>.
3. The Respondents shall, within 30 days of the date of the order, correct all City code violations on the Property that do not require permits (i.e. clean the single-family home) and shall apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits (i.e.: painting and repair of the single-family home and accessory structures and legalization or demolition of all unpermitted work as described above)("Permits").
4. The Respondents shall obtain all Permits within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
5. The Respondent shall make substantial progress on the Permits to the satisfaction of the Building Official; within 30 days of the date the City notifies the Respondent that the Permits are ready to be picked up.
6. The Respondent shall continue to make substantial progress on the Permits, to the satisfaction of the Building Official, every 30 days thereafter.
7. The Respondents shall pass final inspection on all Permits within 120 days of the date that the City notifies the Respondents that the Permits are

- ready to be picked up and, in any event, no later than 180 days from the date of the Order.
8. The Respondents shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondents with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to paragraph 11 of this Order.
  9. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
  10. In the event of non-compliance by the Respondents, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondents must fully comply with this Order for the fines to cease accruing.
  11. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondents and that the Respondents acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondents that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
  12. The Respondents shall pay the administrative costs for the hearing of \$108.75.
  13. **If the Respondents do not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.**

Owner - **GEOVANNY M. ORTIZ and  
MYRNA E. ORTIZ**

Code Enforcement Officer Garcia

**Agreed Order read into record**

[NOVI-22-07-104](#) 177 W. Sunrise Avenue

[1](#)

Violation Description - Work done without a permit (i.e.. Driveway (Gravel) and walkways (Gravel-stepping stones)

Remedy - Must get approval and permit for work done (Driveway & Walkways)

Owner - Dade Home Investors Inc

Code Enforcement Officer Roman

**Continued prior to hearing**

[NOVI-22-05-040](#) 3701 Toledo Street

[4](#)

Violation Description - Article 5 section 5-1406 Zoning Code: Maintaining hedge over 30 inches in height within the triangle of visibility, which is prohibited. Sidewalk abutting property is within the triangle of visibility, which is prohibited. Chapter 105 City Code: Sidewalk abutting property is dirty.

Remedy - Must maintain walls, shrubs and hedges at or below 30 inches within the triangle of visibility. Must pressure wash/clean sidewalk abutting property.

Owner - Gary S. Cohn

Code Enforcement Officer Vilato

**Complied prior to hearing**

[NOVI-22-03-002](#) 1551 Consolata Avenue

[2](#)

Violation Description - Zoning Article 5 Section 5-605 Screening of storage areas.

Maintaining storage shed on property without a permit.

Remedy - Must obtain permit for shed or remove from property.

Owner - Jose A. Hernandez Solaun

Code Enforcement Officer Vilato

**Continued prior to hearing**

[NOVI-22-05-051](#) 1551 Consolata Avenue  
6

Violation Description - Zoning Code Article 14, Section 14-202.8 Zoning Permit -

Installed artificial turf on west side of property and around pool deck without permit.

Remedy - Must apply for after the fact permit for artificial turf installation and/or remove if permit not obtained.

Owner - Jose A. Hernandez Solaun

Code Enforcement Officer Vilato

**Continued prior to hearing**

[NOVI-22-05-058](#) 5533 Alhambra Circle  
0

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1. Permit expiration and intent Code Enforcement Officer Comments: Expired permit BL-19-01-3988 RE-ROOF - SANTAFE SPANISH S CLAY ROOF TILE COLOR: TERRACOTTA RED \$28500. Permit expired 02/05/2022.

Remedy - Must reactivate permit, call for all inspections and finalize permit.

Owner - Rufolo LLC

Code Enforcement Officer Vilato

**Continued prior to hearing**

[NOVI-22-11-150](#) 5100 Riviera Drive

5

Violation Description - Defacement of trees, shrubs, vines, etc. Folio #: 0341200231440

Permits generally(e) Pruning on public property .Sec. 82-3. Defacement of trees, shrubs, vines, etc., in public places prohibited without permit.&#xOD; (a)Violations of this section shall be punished as provided in section 1 -7.(b)No person shall, without a written permit from the city manager and director of public service, cut, prune, break, incline, injure, remove or in any other way deface any living tree, shrub, orchid, or vine, in a public street, city right-of-way, or park, or cut, disturb or interfere in any way with the roots of any tree, shrub, orchid, or vine in a public street, city right-of-way, or park.

Sec. 82-29. Permits generally.

(e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance.

Over Pruning of 3 oak trees on private property and 3 on public right of way. City Arborist Jorge Rivera on site. Over pruning of 3 oak trees on private property over pruning of 3 oak trees on public right of way by All Smooth Landscaping and Lawn Service hired by condo.

Remedy - Must obtain a written permit from the city manager and director of public service.- stop alt work without approval Obtain all necessary permits as per Chapter 82-29- STOP ALL PRUNING- must obtain approval for pruning of trees on public right of way trees on private property must be pruned properly.

Owner - RIVIERA WATERWAY VILLAS LLC  
NATHAN VEDRANI or RIVIERA WATERWAY VILLAS LLC

Code Enforcement Officer Schwartz

**Guilty/in lieu of fines to replace 7 trees/\$108.75 Administrative Fee**



[NOVI-22-05-037](#) 65 Miracle Mile

[5](#)

Violation Description - Zoning Code - Article 3, section 3-208. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City.

Awning recover without a permit.

Remedy - Must obtain permit

Owner - CGI 55MM LLC

Code Enforcement Officer Delgado

**Guilty/30 days to legalize & final/\$250.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-05-033](#) 126 Mendoza Avenue

1

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105-[A]105.1. Required. Any owner or owner ' s authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Replacement of windows without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Inter Business Facilitators LLC

Code Enforcement Officer Delgado

Guilty/120 days to final/\$150.00 a day fine/\$108.75 Administrative Fee

**CONTINUED CASES**

**HISTORIC CASES**

[NOVI-22-05-049](#) 121 Florida Avenue

1

Violation Description - \*This case has been migrated to Energov for completion. See Energov case # NOV22054091

1. Section 34-55 of the City Code; Section 220 of Chapter 105, Minimum Housing Code, of the City Code; and Section 3-1108 of the City Zoning Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris; to wit: a concrete block next to the parking ribbons on the Property.
2. Sections 227, 248, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the historic single-family home: Failure to maintain the Structure by allowing: peeling and chipping paint on the exterior walls and front steps and porch, roof leaks, dirty walkways; boarded up windows; deteriorated wooden siding; deteriorated rafter tails.
3. Sections 226, and 255 of Chapter 105, Minimum Housing Code, of the City Code, to wit: As to the accessory structure; a picket fence and gate: Failure to maintain accessory structures by allowing them to fall into disrepair.
4. Sections 219, 227, 316, 340, 341, and 345 of Chapter 105, Minimum Housing Code, of the City Code and 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 regarding work without a permit, to wit: replacement of front and rear doors; replacement of jalousie windows with plywood board; installation two wall unit air conditioners and electrical conduits; installation of plumbing and electrical connections for washer and dryer; roof repair, including, but not limited to new drip edge; installation of natural gas tank; installation of security lights; and installation of new electrical panel.
5. Sec. 3-1108 of the CITY Zoning Code, regarding demolition by neglect; to wit: by allowing (a) Deteriorated and decayed façades or façade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and (g) Any fault or defect in the property that renders it

structurally unsafe or not properly watertight.

- Remedy - 1. Remove all trash and debris from the Property.
2. Apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and all required development approvals, including, but not limited to, building permits, for the repairs.
  3. Apply for, obtain, and pass final inspection on color pallet approval to paint the accessory structures and all required development approvals, including, but not limited to, building permits, for the repairs.
  4. 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.
  5. Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic Structure.

Owner - Cornelia C. Hamm Le

Code Enforcement Officer Roman

**Agreed Order read into record**

[NOVI-22-09-134](#) 134 Florida Avenue

0

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 on [www.ProChamps.com](http://www.ProChamps.com) <<http://www.ProChamps.com>>.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: Replacement of wood siding without the necessary development approvals, including, but not limited to, building permits.
3. Sections 248, 249, 250, 252, 253, 255, 275, 278, and 281 of Chapter 105, Minimum Housing Code, of the City Code to wit: Failure to maintain the structure by allowing: walls, floors, porch, and roof to fall into disrepair, some siding is loose; roof is not weathertight, windows are damaged and porch window is boarded; structural supports, walls, and roof are not sound; front steps are dirty; and house has termite infestation (see engineer's Structural Inspection Report of 10-19-21).
4. Subsections 8-108(b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code, to wit: Demolition by neglect of an historic structure; as set forth above and as applicable; to wit:
  - b. Deteriorated or inadequate foundations;
  - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
  - d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
  - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
  - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
  - g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and
  - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

Remedy -

1. Register the property as vacant 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 after-the-fact development approvals, including, but not limited to, building permits, to legalize or remove all work done without a permit, as applicable
3. Clean, repair, and maintain the structure on the property and

apply for, obtain, and pass final inspection all required development approvals, including, but not limited to, building permits, to repair and maintain the structure; including, but not limited to, any required color palette approval to paint the structures

4. Repair, and preserve the historic structure and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to building permits

Owner -

**134 FLORIDA LLC  
C/O ALEX PAVLOVSKY  
REGISTERED AGENT**

Code Enforcement Officer Schwartz

**Continued prior to hearing**

[NOVI-22-05-045](#) 4614 Brooker Street

[6](#)

Violation Description -

1. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; As to 4610 and 4612: wood slats installed over doors and windows without a permit; As to 4608: demolition of porch roof structure and replacement of wood in the façade without a permit and outside the scope of permits BL-20-07-6672, BL-20-07-6673, BL-20-07-6675, and BL-20-07-6676, which were cancelled on 8-4-22.
2. Sections 248, 249, 250, 251, 252, 253, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; As to all four units: paint is chipping; steps are dirty; As to 4608: walls are dirty; screen door is damaged and unhinged; As to 4610: screen door is damaged and discolored, window screens are damaged, wooden slats on windows; walls are damaged; As to 4612: porch slabs and walkway are dirty, walls and window damaged, screens are damaged; rear of roof in disrepair; As to 4614: fascia boards in disrepair; missing window screens; damaged window frame; damaged walls.
3. Sections 431 of Chapter 105, Minimum Housing Code, of the City Code; As to the residential structure: Allowing the occupancy of units in the Structure that are not in good repair, clean, sanitary, in habitable condition, and in full compliance with all provisions of the Minimum Housing Code, as set forth herein.
4. Subsections 8-108(e), (f), (g), and (i) of the City Zoning Code; Demolition by neglect of historic structures; as set forth above and as applicable; e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; to wit: damaged doors and window frames that are missing pieces of wood and protective paint; porch ceiling of 4608 has collapsed; porch roof of 4612 has holes and is collapsing.

Remedy - 1. The Respondent shall correct the violations.

2. The Respondent shall, within 60 days of the date of the Order, correct all City code violations on the Property that do not require permits (i.e.: clean the steps, walls, porch slabs, and walkway) and shall apply for all permits or other development approvals required to correct all violations that require permits (i.e.: painting of Structures and repair of walls and fascia boards of Structures and of the rear roof of 4612 and of the window frames on 4614; and repair of screen doors); and apply for, obtain, and pass final inspection on color pallet approval to paint Structures on the Property, as required.)("Permits").
3. The Respondent shall obtain all Permits within 60 days of the date that the application accepted by the City and, in any event, no later than 120 days from the date of this Order.

4. The Respondent shall make substantial progress on the Permits to the satisfaction of the Building Official; within 60 days of the date the City notifies the Respondent that the Permits are ready to be picked up. However, the Respondent shall provide a detailed update regarding the status of the plans within 30 days of the date the City notifies the Respondent that the Permits are ready to be picked up, which shows that the Respondent's design professionals are actively working on the plans and expect to submit the plans by the deadline.
5. The Respondent shall continue to make substantial progress on the Permits, to the satisfaction of the Building Official, every 60 days thereafter.
6. The Respondent shall pass final inspection on all Permits within 240 days of the date that the City notifies the Respondents that the Permits are ready to be picked up and, in any event, no later than 360 days from the date of the Order.
7. The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to paragraph 10 of this Order.
8. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
9. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
10. The Respondent may request an extension of any of the deadlines herein by submitting a written request for an extension of time to the City. Once submitted, such a request will toll the deadlines until the City Code Enforcement Division Manager or Code Enforcement Board has approved or denied the request for additional time. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up. The Respondent may appeal the City Code Enforcement Division Manager's denial of an extension of time to the Code Enforcement Board for a final determination.
11. The Respondent shall pay the administrative costs for the hearing of \$108.75.
12. **If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against**



the property upon which the violation(s) exist or upon any real or personal property of the violator.

Owner - ASPEN GROVE PROPERTIES LLC

Code Enforcement Officer Sheppard

Agreed Order read into record

**STATUS CASES**

[CE303180-060](#)  
[821](#)

3130 Hernando Street

*Before board for status*

*CEB-5-18-22 - GUILTY/ 30 DAYS (6-18-22 TO CLEAN) & 11-18-22 (REPAIR) OR \$250 PER DAY + \$108.75 ADMIN. FEE*

Violation Description - Front door is falling apart on Anastasia side/ and missing window. window missing on Hernando front door. Walls and awnings are dirty.

Interior unit 6 - extensive mold in bathroom, ceiling repair without permit.

Newly installed bathroom window does not open. Top Kitchen cabinets have a large hole exposing rotted wood.

Exterior handrailing has broken in the rear unit.

Electrical meter room is full of storage boxes/debris and trash.

Remedy - Must replace exterior door with permit/ must clean walls and replace broken handrailing in the rear with permit.

Must clear electrical meter room of all storage, debris and trash.

Must repair unit 6, kitchen hole exposing rotted wood, clear bathroom of mold with permits.

Owner - PEDRO MERINO &W BLANCA ROSA % MIDELA AGUILERA

Code Enforcement Officer Garcia/Schwartz

Continued prior to hearing

[CE295268-071](#)  
[620/NOVI-05-02](#)  
[0418](#)

3520 Segovia Street

*Requesting extension of time*

*9/21/22 Guilty/7 days to clean and fix or 30 days to demo/\$150.00 a day fine/\$108.75 Administrative Fee*

Violation Description - Chapter 105 Minimum Housing - Property roof is in disrepair, covered with three blue tarps and dirty. Soffits, planters, front entry & walkway and sidewalks are dirty.

Remedy - Must remove blue tar but also clean and repair roof. Must clean and/or paint soffits, planters, front entry & walkway and sidewalks are dirty.

Owner - Esteban Juan Prellezo & Lily F. Prellezo

Code Enforcement Officer Vilato

**Board granted 60 more days from 10/21/22**

## **ADJOURNMENT**