

City of Coral Gables

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



Meeting Minutes

Wednesday, September 21, 2022

8:30 AM

City Hall, Commission Chambers

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

CALL TO ORDER

Present: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

ROLL CALL

PUBLIC HEARING

APPROVAL OF THE MINUTES

[22-4504](#) Code Enforcement Board Meeting of May 18, 2022.

[22-4510](#) Code Enforcement Board Meeting of June 15, 2022.

NEW CASES

[NOVI-22-05-0334](#) 2415 Ponce de Leon Blvd.

Violation Description - Zoning Code Article 14, Section 14-202.8. Zoning permit.

Code Enforcement Officer Comments: Artificial grass/turf installed in front of business.

Remedy - Comply with section 14-202.8 - Remove artificial grass/turf and obtain proper approval/permits.

Owner - Angela Martini or Anjohn Realty Investment Corp.

Code Enforcement Officer MacDonald

Guilty/14 days remove or permitted/\$250.00 a day fine/\$108 .75 Administrative Fee

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

NOVI-22-04-0 228 Zamora Avenue
032

Violation Description - Chapter 105, Article II, Division 1 Section 105-29 Conditional of commercial property (a) 1 - Dirty roof, walls, fascia boards, walkway, sidewalk, driveway, stairs, decaying vegetation throughout entire property.

Remedy - Clean all exterior surfaces to include: sidewalk, walls, roof, fascia boards, driveway, stairs and decaying vegetation through entire property.

Owner - Fred D. Pullum

Code Enforcement Officer MacDonald

Complied prior to hearing

NOVI-22-08-1 718 Valencia Avenue
276

Violation Description - 82-3 City Code- Defacement of trees, shrubs, vines etc. in public places prohibited without permit. Cut 5 city trees on 8/22/22 re: case TICK-22-08-4717.

Remedy - Must obtain a written permit from the city manager and director of public service.

Owner - Biltmore Parc Condo

Code Enforcement Officer Schwartz

**Guilty/\$3,000.00 per tree and Canopy Restoration Plan/\$108.75 Administration Fee
Guarch Moved/Cruz seconded**

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

NOVI-22-07-0 4311 Ponce de Leon Blvd.
903

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes Florida Building Codes 105.1 required.

Remedy - Comply with City Code section 105-26 - Obtain "after the fact" permit for installed artificial turf or remove.

Owner - Gables Partners Holding LLC

Code Enforcement Officer Schwartz

Continued for 6 months

NOVI-22-06-0 427 Santander Avenue
670

Violation Description - Zoning Code Article 11 Section 11-101 - signage installed on private parking indicating private parking without permit - striping of city right of way indicating parking spaces without permit.

Remedy - Comply with Section 11-101 - apply for an obtain "after the fact" permit for installed signare/or remove - obtain approval for striping of city right of way or remove striping.

Owner - Villa Santander Condo
Rosa de la Camara

Code Enforcement Officer Schwartz

**Guilty/7 days to remove// \$250.00 a day fine/ \$108.75 Administrative Fee
Cruz Moved and All Ayed**

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

CE304620-07 1121 Alberca Avenue
3021

Violation Description - Section - 105-26 F.B.C. - section 105.1 Work done without a permit. Interior work without permit/Kitchen and Bathroom renovation without permit. Exterior work without permit/New Gate installation at porta cache and gravel installed on the right of way without permit.

Remedy - Must obtain "after the fact" permit for all work.

Owner - Pedro Rene Ortiz Pedro Andres Ortiz
Vandergrift Daniela Chaparro Diaz

Code Enforcement Officer Schwartz

Continued for 2 months

NOVI-22-03-0 828 San Pedro Avenue
151

Violation Description - Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1 If work has commenced and the permit is revoked, becomes null and void or expires because of lack of progress or abandonment, new permit covering the proposed construction shall be obtained before proceeding the work

Expired Permit BL-14-03-2161.

Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance please contact: Antonio Silio at 3054605206 at a silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - William Hernandez
Rita Hernandez

Code Enforcement Officer Selva

Continued

NOVI-22-03-0 550 Biltmore Way
095

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. Expired permit(s) ME-15-02-0128.

Remedy - Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance please contact: Antonio Silio at 3054605206 at a silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - CGI Fund Biltmore LP
c/o CGI Merchant Group LLC

Code Enforcement Officer Selva

Guilty/7 days to reactivate permit 30 days to final/\$250.00 a day fine/\$108.75 Administrative Fee
ZollerMoved/Guarch seconded

Yeas: 5 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

NOVI-22-03-0098 1481 Bella Vista Avenue

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 Expired permit(s):

ME-15-06-4742.

Remedy - Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance please contact: Antonio Silio at 3054605206 at a.silio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 3054605272 at jpino@coralgables.com or Development Services at 3054605245 building@coralgables.com .

Owner - Wilfredo Santiago & w/Georgina

Code Enforcement Officer Selva

Continued at Board

NOVI-22-04-0159 255 Alhambra Circle

Violation Description - Condition of commercial property (a) (4) - Sec. 105-29 (a) - The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (4) All awnings shall be without tears or holes and free of dirt, discoloration, fading or cracking. Any lettering or painted surfaces on awnings shall conform to subsection (2) of this section. All hardware, supports and poles shall be straight, free of rust and in good condition.

Exterior of property needs to be cleaned as well as the sidewalk.

Remedy - Comply with Sec. 105-29(a)(4) Exterior of building needs to be cleaned as well as the sidewalk. May require permits.

Owner - CT Corporation System
RREEF America Reit II Corp. ZZZ

Code Enforcement Officer Quintana

**Guilty/90 days/\$250.00 a day fine/\$108.75 Administrative Fee - 30 days Status Report
Cruz Moved/Zoller Seconded**

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

NOVI-22-04-0 4950 SW 8 Street
263

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 105.1. Required

Code Enforcement Officer Comments: Seduction cosmetic center signs installed without a Permit.

Remedy - Must obtain permit or remove signs.

Owner - Gretel Jardon or
GDJARD Investment LLC

Code Enforcement Officer Quintana

**Guilty/30 days to comply/\$250.00 a day fine/\$108.75 Administrative Fee
Guarch moved/Kakouris seconded**

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

NOVI-22-05-0 5915 Ponce de Leon Blvd.
411

Violation Description - Condition of commercial property - Alleys, swale and amp; ROW to be kept clean and mowed - Sec 105-29. Condition of commercial property (s) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Lack of landscaping.

Remedy - Comply with Sec. 105-29(a) Must repair/add landscaping. Comply with City Code section 62-151 - Must clean sidewalk.

Owner - Patience P. Flick or
Plumer Properties LTD. PRTNSHP

Code Enforcement Officer Quintana

Continued prior to hearing

[NOVI-22-05-0570](#) 1325 Sorolla Avenue

Violation Description - Chapter 105, Article II, Division 1 Chapter 105-26 City Code - Adoption of building, plumbing, electrical and related technical code. Florida Building Code 105.1 Required. Chain link fence installed without a permit.

Remedy - Must obtain fence permit or remove fence.

Owner - BB Express LLC

Code Enforcement Officer Garcia

Complied prior to hearing

[CE301161-032421/NOVI-22-040083](#) 3100 Douglas Rd.

Violation Description - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment a new permit covering the proposed construction shall be obtained before proceeding with the work.

Permits FD-20-09-4727, FD-15-09-4788, FD-17-12-1531, FD-15-09-4788, FD-15-09-4631, FD-11-09-6922 are expired and were not finalized.

Remedy - Must reactivate, obtain any and all pending inspections, finalize permit. Please contact permit Dept. at (305) 460-5245.

Owner - Richard B Silver Tr
c/o Altus Group US Inc.

Code Enforcement Officer Garcia

Removed - New Owner

[CE295316-07](#) 720 Minorca Avenue
[1720](#)

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. City Code - Chapter 105, section 105-26, F.B.C. - section 105.1. Work done without a permit.

Exterior work without approval and permit: Exterior paint, new windows, unapproved parking surface (gravel), gravel walkways, painted front walkway, new front door, removed front door, opened front porch, and ceiling fan on porch ceiling.

Remedy - Must obtain approval and permit for all work done. Obtain color palette approval from Board of Architects.

Owner - Joseph R. Buscemi
Odalys Nodarse Buscemi

Code Enforcement Officer Garcia

60 day Status

[NOVI-22-04-0](#) 2011 Country Club Prado
[198](#)

Violation Description - Chapter 105, Article II, Division 5, Sec. 105-278 - Floors, walls ceiling and roof.
Dirty roof, dirty walls, dirty windows, broken soffit and fascia boards.

Remedy - Clean all mentioned areas and make all necessary repairs.
Must obtain all necessary permits and inspections.

Owner -Michael Greenhaus

Code Enforcement Officer Garcia

Guilty/30 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee
Zoller moved/Guarch seconded

Yeas: 5 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

NOVI-22-04-0 1060 Alfonso Avenue
242

Violation Description - Failure to properly maintain retaining walls abutting canal; mooring structures for docking vessels and other watercraft. Fallen dock.

Remedy - Must obtain approval and permit to repair fallen dock from Public Works 305-460-5000.

Owner - Claus Salge

Code Enforcement Officer Roman

Guilty/7 days to apply, pull permit and 60 days to final/\$150.00 a day fine/\$108.75 Administrative Fee

Guarch moved/Zoller seconded

Yeas: 5 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

NOVI-22-04-0 5221 Orduna Drive
245

Violation Description - Failure to properly maintain retaining walls abutting canal; mooring structures for docking vessels and other watercraft. Fallen dock.

Remedy - Must obtain approval and permit to repair fallen dock from Public Works 3054605000.

Owner - 5221 Orduna Drive Holding LLC

Code Enforcement Officer Roman

Complied prior to hearing

[CE308349-02](#) 151 Edgewater Drive
[2622/NOVI22-](#)
[04-0265](#)

Violation Description - Chapter 105, section 105-26, F.B.C. section 105.1 Work done without a permit. Exterior renovations being performed without approval/permits i.e. Planters, concrete steps, additional of pavers driveways with artificial grass and exterior lighting.

Remedy - Must obtain all necessary approval and permits.

Owner - Gustavo E. Llorente
Bruzual Alexandra Cerquone

Code Enforcement Officer Roman

Guilty/7 days to apply and 14 days to final/\$150.00 a day fine/\$108.75 Administrative Fee
Guarch moved/Zoller seconded

Yeas: 5 - Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris, Board Member Cruz and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[CE306096-11](#) 425 Vilabella Avenue
[1421/NOVI-22](#)
[-040168](#)

Violation Description - Chapter 105 , section 105-26 F.B.C. - section 105.1 Work done without a permit. Brick on front entry and green awning were removed without a permit. No driveway installed.

Remedy - Must obtain after the fact permit for work done.

Owner - Nicholas Estefan
Chandra Lasley

Code Enforcement Officer Vilato

Motion to Defer at Board for 30 days

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

[CE303996-06](#) 522 San Lorenzo Avenue
[3021/NOVI-22](#)
[-040051](#)

Violation Description - Chapter 105, section 105-23, F.B.C. - section 105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Building Permit BL-17-02-0213 (Swimming Pool, Spa & Paver Pool Deck) is expired and has been uncompleted for more than a year.

Remedy - Must re-activate the permit and pass all inspections to close the permit.

Owner - Toby Scott Barnhart
Carol Fernandez

Code Enforcement Officer Vilato

Continued for 30 days at Board
Flanagan moved/Zoller seconded

Yeas: 5 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

[CE295268-07](#) 3520 Segovia Street
[1620/NOVI-05](#)
[-020418](#)

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 Pallezo & Lily F. Pallezo

Code Enforcement Officer Vilato

Guilty/7 days to clean and fix or 30 days to demo if desired/\$150.00 a day fine/\$108.75 Administrative Fee
Flanagan moved/Guarch seconded

Yeas: 5 - Board Member Cruz, Board Member Flanagan, Board Member Guarch, Vice Chair Kakouris and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[CE305317-09](#) 201 Grant Drive
[1021/NOVI-22](#)
[-050311](#)

Violation Description - Chapter 105, section 105-26 F.B.C. - section 105.1
Work done without a permit. Building wooden structure on the side of
property without a permit.

Remedy - Must obtain permit and all approval before completing work.

Owner - McVicker Monroe Coleman III

Code Enforcement Officer Vilato

Guilty/Final in 1800 days/\$150.00 a day fine/\$108.75 Administrative Fee
Guarch moved/Cruz seconded

Yeas: 5 - Board Member Flanagan, Board Member Guarch, Vice Chair
Kakouris, Board Member Cruz and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[NOVI-22-05-0](#) 5877 Ponce de Leon Blvd.
[401](#)

Violation Description - Installed security lights on perimeter of building. 5
on west side 7 on north side and changed parking lot lighting without a
permit.

Remedy - Must obtain after the fact permit for work completed.

Owner - Windsor Investments

Code Enforcement Officer Vilato

Guilty/90 days/\$250.00 a day fine/\$108.75 Administrative Fee
Cruz moved/Zoller seconded

Yeas: 5 - Board Member Guarch, Vice Chair Kakouris, Board Member Cruz, Board
Member Flanagan and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[NOVI-22-04-0220](#) 625 Bird Rd.

Violation Description - Zoning Code Article 14, Section 14-202.8 Zoning permit. Installed concrete paver walkway artificial turf in between in front yard without a permit.

Remedy - Must obtain after the fact permit for work done.

Owner - Mareas 2750 LLC

Code Enforcement Officer Vilato

Guilty/7 days re-activate permit and 14 days to final/\$150.00 a day fine/\$108.75 Administrative Fee

Guarch moved/Zoller seconded

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[CE306294-120521/NOVI-22-050403](#) 741 Valencia Avenue

Violation Description - Chapter 105, section 105-26 F.B.C. - section 105.1 Work done without a permit. Roof being repaired without a permit. Roof, walls, walkway and sidewalk are dirty and discolored.

Remedy - Must pressure clean roof, walkways, sidewalks and walls. Paint walls if necessary. Must obtain all approvals and permits. Must obtain a permit for roof repair.

Owner - Alliance Starlight III LLC

Code Enforcement Officer Vilato

Complied prior to hearing

[CE308299-02](#) 471 Loretto Avenue
[2222/NOVI22-05-0305](#)

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. This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0305:

Installed new wood deck, lattice screening and steps at rear of property without a permit.

Remedy - Must obtain after the fact permit and approvals for wood deck.

Owner - Thomas P. Murphy

Code Enforcement Officer Vilato

Guilty/180 days to finalize or remove/\$150.00 a day fine/\$108.75 Administrative Fee

Zoller moved/Guarch seconded

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

[CE308367-02](#) 458 Loretto Avenue
[2822/NOVI22-05-0451](#)

Violation Description - City Code - Chapter 105. Minimum Housing.
This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0451

Roof, walls, driveway and sidewalks are dirty. Walls are discolored with different paint colors.

Driveway ribbons are cracked and in disrepair. Fence at rear of property and gate and fence on west side is in disrepair.

Remedy - Must pressure wash walls, walkways, roof. Must paint walls. Must repair fence. Must repair driveway ribbons. Must obtain all permits and approvals necessary to complete work.

Owner - Blanca I Franco

Code Enforcement Officer Vilato

Continued prior to hearing

CONTINUED CASES

HISTORIC CASES

[NOVI-22-04-0241](#) 113 - 115 Frow Avenue

Violation Description - Chapter 105, Article V, Division 4, Sec. 105-249. - Stairs, porches and railings

Chapter 105, Article V, Division 6, Sec. 105-314. - Plumbing fixtures connected to sewer lines

Code Enforcement Officer Comments: Raw sewage draining on property due to broken piping.

Broken glass , wooden railings, and trash all over property.

Raw sewage draining on property due to broken piping. Broken glass , wooden railings, and trash all over the property.

Remedy - Must obtain approval and permit for repairs. Must replace/repair glass, wooden railing and keep property free of litter at all times.

Owner - Lemano Investments LLC

Code Enforcement Officer Roman

**Guilty/24 hours life safety check for the raw sewage and 2 weeks to comply with all other violations/\$150.00 a day fine/\$108.75 Administrative Fee
Zoller moved/Guarch seconded**

Yeas: 5 - Board Member Guarch, Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[NOVI-22-05-0338](#) 1253 Obispo Avenue

Violation Description - Chapter 105, Article II, Division 1 Chapter 105-26 - Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1 required.

Roof tiles painted without a permit.

Remedy - Must obtain and finalize an after the fact permit.

Owner - Ivortwick LLC

Code Enforcement Officer Garcia

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

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

[CE308261-02](#) 910 Capri Street
[1722/NOVI22-](#)
[05-0468](#)

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.

Transferred to Energov NOVI-22-05-0468
Chain link fence installed without a permit.

Remedy - Chain link fence installed without a permit.

Owner - Reinaldo Julio Borges Jr.
Alice Dahbura Borges

Code Enforcement Officer Garcia

**Guilty/30 days to obtain and finalize permit/\$150.00 a day fine/\$108.75
Administrative Fee
Guarch motioned/Zoller seconded**

Yeas: 5 - Vice Chair Kakouris, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

STATUS CASES

[CE297928-11](#) 4800 Le Jeune Road
[0420](#)

Summons to Appear on Non-Compliance

CEB 5/18/22 Agreed Order entered into with the City.

Violation Description -The property roof is in disrepair. The soffits are missing in some areas. The building walls are dirty, discolored and/or peeling. Windows are missing paint around the sills. Parking lot is missing pavement in some areas.

Address sign is in disrepair. Windows are missing cover and not opaque. Swale is missing ground cover. Walkways and sidewalks are dirty.

Remedy - Must repair property roof. Must replace soffits in areas which missing. Must clean and paint property walls as to match existing. Must painting window sills to match existing. Must repave missing areas in parking lot.

Must repair address sign. Must cover screen windows from view of the public. Must recover the swale area. Must clean walkways and sidewalks.

Owner - Properties 4 Us Inc.

Code Enforcement Officer Vilato

Did not grant extension

[CE303461](#) 1129 Sevilla Avenue

Summons to Appear on Non-Compliance

CEB 9-15-2021 - Agreed order read into the record by Assistant City Attorney, Gus Ceballos.

Violation Description - Case has been migrated to Energov
See case NOVI-22-05-0435 for follow up
Case is being monitored by outside council

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 Officer Schwartz

Did not grant extension of time

ADJOURNMENT