



AGENDA
CODE COMPLIANCE BOARD
WEDNESDAY, JUNE 21, 2023 – 6:30 PM

1. CALL TO ORDER

2. ROLL CALL

Janey Anderson
Rodolfo Barrientos
Dale Blanton
Judi Hamelburg – *Written Request for an Excused Absence*
Michael Lynott, ESQ

3. PREAMBLE & SWEARING IN

4. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

5. APPROVAL OF MINUTES

5.a [Approval of Minutes](#)

April 26, 2023

(Amended) May 17, 2023

[MINUTES_MAY-17-2023-CODE COMPLIANCE BOARD MEETING.pdf](#)

[MINUTES_AMENDED_APRIL-26-2023-CODE COMPLIANCE BOARD MEETING.pdf](#)

6. BUILDING PERMITS

7. OLD BUSINESS

7.a [670 NE 119 ST -CEN-22-52-TIMOTHY M KELLY](#)

Action: Progress Report

Status: Non-Compliant.

Violation: 8.4.3(b) – Lots and Public Rights of Way

Description: Overgrowth in the front and at the side of the property.

[670 NE 119 ST - CEN-22-52 - TIMOTHY M KELLY - OVERGROWTH IN TH FRONT AND AT THE SIDE OF THE PROPERTY.pdf](#)

7.b [690 NE 121ST EEN19-1565-OLIVIA ALMAGRO](#)

Action: Order to Impose Municipal Lien.

Status: Non-compliant. Approved color application form (EEP-23-16) submitted 4/19/23. House remains unpainted.

Violation: 8.4 – Property Maintenance

Description: Exterior walls, roof, garage door and awnings shall be maintained free of dirt, mildew, chipping, and peeling. Exterior needs painting.

[690 NE 121 ST - EEN19-1565 - OLIVIA ALMAGRO - PAINTING EXTERIOR REQUIRED.pdf](#)

7.c [690 NE 121 ST-CEN-23-15-OLIVIA ALMAGRO](#)

Action: Order to Dismiss case (Duplicate Case – EEN19-1565 - Village Attorney’s confirmation attached)

Status: N/A

Violation: Ch.8.4 – Property Maintenance

Description: Exterior walls, roof, garage door and awnings shall be maintained free of dirt, mildew, chipping, and peeling. Exterior needs painting.

[690 NE 121 ST - CEN-23-15 - OLIVIA ALMAGRO - PROPERTY MAINTENANCE.pdf](#)

7.d [826 NE 121 ST-EEN18-0764 -JAAN ROOTS & W DENISE](#)

Action: Order to Impose Municipal Lien (\$2,000 total - \$500 Administrative Fine plus \$1,500 Bee Removal cost)

Status: Declared a life & safety issue.

Violation: Sec. 8.4.4. Prohibited Animals – Bee Hives.

Description: Bee Hive – Declared a life and safety violation

[826 NE 121 ST - EEN18-0764 - JAAN ROOTS & W DENISE - PROHIBITED ANIMALS - BEE HIVES.pdf](#)

7.e [826 NE 121 ST- EEN21-0881-JAAN ROOTS & W DENISE](#)

Action: Order to Impose Municipal Lien

Status: Property declared an Unsafe Structure by the Building Official. Administrative Fine for \$50 remains unpaid.

Violation: Ch.8.4.1. – Property Maintenance

Description: Overgrown grass.

[826 NE 121 ST - EEN21-0881 - JAAN ROOTS & W DENISE - PROPERTY MAINTENANCE.pdf](#)

7.f [826 NE 121 ST-EEN21-1082-JAAN ROOTS & W DENISE](#)

Action: Order to Impose Municipal Lien

Status: Property declared an Unsafe Structure by the Building Official.

Administrative Fine for \$100 remains unpaid.

Violation: Ch.8.4.1. – Property Maintenance

Description: Overgrown grass

[826 NE 121 ST - EEN21-1082 - JAAN ROOTS & W DENISE - PROPERTY MAINTENANCE.pdf](#)

7.g [826 NE 121 ST-EEN22-0383-JAAN ROOTS & W DENISE](#)

Action: Order to Impose Municipal Lien (\$18,420 as of June 21st, 2023 accruing at \$60/day since 8/18/2022 and requesting for an assessment of \$1,000 in administrative costs.

Status: Property declared an Unsafe Structure by the Building Official. **Violation:** Florida Building Code (FBC) & Miami Dade County Code of Ordinances Ch.8.5 – Unsafe Structure.

Description: Unsafe Structure.

[826 NE 121 ST - EEN22-0383 - JAAN ROOTS & W DENISE - UNSAFE STRUCTURE.pdf](#)

7.h [1210 NE 121 ST-EEN21-0848-ORIANA ESTEFANY AVELEDO](#)

Action: Issue Order to Impose Municipal Lien (\$200 Violation Fine assessed per Order of Enforcement dated September 22, 2021).

Status: Non -compliant. No permit application for the dumpster on file. Violation Fee remains unpaid.

Violation: 6.3 (c) – Dumpsters; Chapter 16.1.1 - Permits

Description: Dumpster trailer parked in front of the property without Permit.

[1210 NE 121 ST - EEN21-0848 - ORIANA ESTEFANY AVELEDO - DUMPSTER.pdf](#)

7.i [11605 NE 11 PL-EEN22-0457-CARRIE A DECASTRO & ARTURO DECASTRO](#)

Action: Fine Reduction Request. - \$1,000 Violation Fine outstanding.

Status: In compliance - Permit PB22-0225 issued on 5/25/2022

Violation: Section 18.5.2 – construction fence; permit required.

Description: Failure to provide construction fence as per Village Construction Ordinance

[11605 NE 11 PLACE - EEN22-0457 - CARRIE A DECASTRO & ARTURO DECASTRO - CONSTRUCTION FENCE.pdf](#)

7.j [11801 NE 10 AVE -CEN-23-27-THE ESTATE OF LINDA BREWER](#)

Action: Compliance achieved – case closed.

Status: In-compliance.

Violation: 9.17(1) Abandoned Property

Description: Vehicles with expired License Tags (silver Chevy van and green Honda civic)

[11801 NE 10 AVE - CEN-23-27 - THE ESTATE OF LINDA BREWER - ABANDONED PROPERTY.pdf](#)

8. NEW BUSINESS

8.a [826 NE 121 ST-EEN18-1224 -JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Property declared an Unsafe structure by the Building Official.

Violation: Ch.8.4 – Property Maintenance.

Description: Exterior paint required; Planning and Design Review Board paint approval required.

[826 NE 121 ST - EEN18-1224 - JAAN ROOTS & W DENISE - PROPERTY MAINTENANCE.pdf](#)

8.b [826 NE 121 ST-EEN18-1225 -JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board

and has no fines assessed

Status: Property declared an Unsafe structure by the Building Official

Violation: Ch.8.4 – Property Maintenance.

Description: Canopy-torn overhang

[826 NE 121 ST - EEN18-1225 - JAAN ROOTS & W DENISE - CANOPY - PROPERTY MAINTENANCE.pdf](#)

8.c [826 NE 121 ST-EEN18-1277-JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Property declared an Unsafe structure by the Building Official.

Violation: Ch.8.4.1. – Property Maintenance

Description: Overgrown grass.

[826 NE 121 ST - EEN18-1277 - JAAN ROOTS & W DENISE - PROPERTY MAINTENANCE.pdf](#)

8.d [826 NE 121 ST-EEN18-1478-JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Property declared an Unsafe Structure by the Building Official. **Violation:** Florida Building Code (FBC) & Miami Dade County Code of Ordinances Ch.8.5 – Unsafe Structure

Description: Unsafe Structure

[826 NE 121 ST - EEN18-1478 - JAAN ROOTS & W DENISE - UNSAFE STRUCTURES - MAIN BUILDING \(FOURPLEX\) AND DETACHED GARAGE.pdf](#)

8.e [826 NE 121 ST-EEN20-0001-JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Property declared an Unsafe Structure by the Building Official.

Violation: Ch.8.4. – Property Maintenance

Description: Graffiti, nuisance

[826 NE 121 ST - EEN20-0001 - JAAN ROOTS & W DENISE - GRAFFITI.pdf](#)

8.f [826 NE 121 ST-EEN21-0179 -JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Declared a life & safety issue.

Violation: Sec. 8.4.4. Prohibited Animals – Bee Hives.

Description: Bee Hive – Declared a life and safety violation
[826 NE 121 ST - EEN21-0179 - JAAN ROOTS & W DENISE - DECLARED A LIFE & SAFETY ISSUE.pdf](#)

8.g [826 NE 121 ST-EEN21-0180 -JAAN ROOTS & W DENISE](#)

Action: Voluntary Motion to Dismiss (Case superseded by Unsafe Structure Case # EEN22-0383). Case was not escalated to the Code Compliance Board and has no fines assessed.

Status: Property declared an Unsafe Structure by the Building Official.

Violation: Ch.8.4 – Property Maintenance.

Description: Exterior paint required; Planning and Design Review Board paint approval required.

[826 NE 121 ST - EEN21-0180 - JAAN ROOTS & W DENISE - EXTERIOR OF THE HOUSE NEEDED TO BE PAINTED.pdf](#)

8.h [11210 NE 10 AVE-CEN-23-79-BISCAYNE LUXURY ESTATES INC](#)

Action: Order of Enforcement with intent to Lien-\$1,000 Violation Fine outstanding.

Status: Non-compliance.

Violation: 19.1.3 (a) & (b) -License required.

Description: Advertising a property on a short-term basis without first obtaining a License.

[11210 NE 10 AVE - CEN-23-79 - BISCAYNE LUXURY ESTATES - ADVERTISING A SHORT-TERM RENTAL VACATION RENTAL.pdf](#)

8.i [12085 W Dixie Hwy-CEN-23-63-HORACIO DUHOUR](#)

Action: Order of Enforcement

with intent to Lien-\$1,000 Violation Fine outstanding.

Status: Non-compliance.

Violation: 19.1.3 (a) & (b) - License required.

Description: Advertising a property on a short-term basis without first obtaining a License.

[12085 W DIXIE HWY - CEN-23-63 - ADVERTISING A STUDIO APARTMENT WITH WATERVIEW AS A SHORT-TERM RENTAL VACATION.pdf](#)

8.j [11931-33 NE 12 AVE-PROFILE REALTY INC TRS & 1431 FLORIDA LAND TRUST](#)

Action: Fine reduction request – Total \$925 in fines for Administrative Citations.

Status: Property in Compliance, fines remain unpaid.

Violation: Ch.8.4. Property maintenance

Description: 9 property maintenance citations for overgrowth and piling cuttings on the swale before permitted pick up times.

Administrative Citation EEN22-0316	-	\$125.00
Administrative Citation EEN22-0385	-	\$ 75.00
Administrative Citation EEN22-0433	-	\$100.00
Administrative Citation EEN22-0437	-	\$100.00
Administrative Citation EEN22-0466	-	\$100.00
Administrative Citation EEN22-0480	-	\$125.00
Administrative Citation EEN22-0483	-	\$125.00
Administrative Citation EEN22-0527	-	\$ 75.00
Administrative Citation EEN22-0597	-	<u>\$100.00</u>

Total: \$925.00

[11931-33 NE 12 AVE - ADMINISTRATIVE CITATIONS - PROFILE REALTY INC TRS.pdf](#)

9. DISCUSSION

10. ADJOURNMENT