



## ***CITY OF MIAMI SPRINGS, FLORIDA***

The regular meeting of the Miami Springs Code Enforcement Board was held on Tuesday, April 1, 2014 at 7:00 p.m. in the Council Chambers at City Hall, 201 Westward Drive.

### **1) Call to Order/Roll Call**

The meeting was called to order at 7:03 p.m. by Chairman Marlene Jimenez. Tex Ziadie called the roll.

Present: Chairman Marlene B. Jimenez  
Vice-Chairman Walter Dworak  
John Bankston  
Jorge Filgueira  
Robert Williams

Also Present: Code Compliance Officer Harold (Tex) Ziadie  
Code Compliance Officer Lourdes Taveras

Absent: Rhonda Calvert  
Jacqueline Martinez-Regueira

Tex Ziadie mentioned that member Rhonda Calvert was absent due to her husband not feeling well and member Jacqueline Martinez-Regueira was absent due to her son being stung by a wasp and being sick. The Board's prayers go out to both of them.

### **2) Invocation/Salute to the Flag**

All present participated.

Tex Ziadie administered the oath to all who were present to give testimony.

### **3) Approval of Minutes:**

Minutes of the August 6, 2013 meeting were approved as written.

Member John Bankston moved to approve the minutes of August 6, 2013. Member Jorge Filgueira seconded the motion, which was passed unanimously by acclamation, all members voting "aye".



5) NEW BUSINESS-Cases

- 1) Case# 10-598  
Address: 336 Linwood Drive  
Owner:Carole L. Hamilton  
Violation: Code Section 93-13-Maintenance of Property  
excessive material

Officer Lourdes Taveras presented the case as follows:

On 03/10/10 during routine daily inspections of rear back yards noticed that the property had an open shed type building which was packed with many old broken and dilapidated items. A man was outside and he stated he was the property owner and his name was Bob. I advised Bob that his excessive accumulation of material could become a hazard, that he needed to start removing items from his shed and placing them on the alley way for trash pickup. He agreed and I informed him that I would be by every Wednesday for the next four weeks to assure that he removed items on a weekly basis. I also informed Bob that if no action was taken he would be given a NOV then a Summons to appear in front of the Code enforcement board. Granted 30 days to make a significant improvement on his rear yard.

On 03/24/10 No change had been made, no items had been discarded; follow up will be done in 7 days.

On 06/14/10 sent NOV by regular and certified mail.

On June 29, 2010 Mr. Robert Hamilton came to the meet with the Building Official, Tex Ziadie and Lourdes Taveras to get information on the structure and what his options were. He was advised to remove all exposed items and plywood from the structure. After the area is cleaned he should call the Building Official to inspect the structure to advise him on what repairs should be done to make the structure safe. Next follow up is July 17, 2010.

On July 20, 2010 on follow up inspection noticed that the rear structure had been significantly cleaned. Due to trash obstruction would return to take pictures.

07/26/10 Rear structure was significantly cleared, pending inspection from City Building Official to establish structure safety.

On February 3, 2014 after additional inspections and no significant progress, a Summons to Appear was sent via Police Service and regular mail.

On 02/19/2014 received a call from Ms. Carol Hamilton stating that she needed clarification on what needed to be done to comply with the Excessive Material case. She was advised that everything under the wood canopy needed to be removed and the actual wood canopy structure which was deemed unsafe by the Building Official also needed to be removed. She stated she would get it done.

Officer Taveras then displayed pictures of the location taken in January of 2014 and pictures taken today, April 1, 2014.

Mrs. Hamilton spoke and stated that what was there was 30 years of accumulation and it had been a long process in trying to get rid of it. The Board asked Mrs. Hamilton how much time she needed to comply. She stated 60 days. Tex Ziadie again offered to visit the site and clarify for Mr. and Mrs. Hamilton what needed to be removed.



- 3)                   Case#           12-448  
                      Address:       2 South Royal Poinciana Blvd.  
                      Owner: Claire E. Madan  
                      Violation:     Code Section 93-13-Maintenance of Property  
  excessive mold and mildew

Ms Madan did not appear.

Officer Lourdes Taveras presented the case as follows:

On 11/30/2011 during routine daily inspections noticed that the walls on the east side facing Hook Square were in need of cleaning and painting, the weeds were overgrown, and there was excessive mold and mildew on the walls. Posted CN on the property and granted 30 days to clean the property.

On 01/20/12 No action had been taken, will issue a NOV.

On 01/31/14 a follow up inspection was made and no compliance had been made, will refer the case to CEB for April 2014.

On 02/03/14 Summons to Appear before the CEB on April 1, 2014 was sent via Police Service and regular mail.

Officer Taveras then displayed pictures of the location taken in November of 2011 and pictures taken today, April 1, 2014.

Member John Bankston made a motion that Ms Madan be granted 30 days to comply to the satisfaction of the Code Compliance Department. Failure to comply within that time will result in a fine of \$100 per day being implemented, retroactive to today's date, April 1, 2014. The motion was seconded by member Robert Williams and passed unanimously on roll call vote.

- 4)                   Case#           12-2210  
                      Address:       800 Swan Avenue  
                      Owner: Octavio and Sandra Solis  
                      Violation:     Code Section 151-04 Application for Building Permit

An E-mail (copied below with response from Tex Ziadie) was sent by Mister Solis requesting that this case be continued until the May Board meeting. The Board agreed by acclamation to allow the extension.

#### 6) Council Liaison Report and Request

Tex Ziadie informed the Board about the manpower shortage in Code Compliance, with only one full time Code Compliance Officer. We are working hard to clean up old cases like the ones tonight and still keep up with the daily work load.

7) **Adjournment**

There being no further business the meeting was duly adjourned at 8:30 p.m.

Respectfully Submitted:

  
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Tex Ziadie  
Code Compliance Officer  
Director-Building & Code Compliance Department  
Acting as Clerk of the Board

Approved as written during meeting of: 05-06-2014

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.