



CITY OF MIAMI SPRINGS, FLORIDA

The regular meeting of the Miami Springs Code Enforcement Board was held on Tuesday, February 3, 2015 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 7:07 p.m. by Vice-Chairman Walter Dworak. Tex Ziadie called the roll.

Present: Vice-Chairman Walter Dworak
Rhonda Calvert
Robert Williams
John Bankston

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

Absent: Chairman Marlene B. Jimenez
Jorge Filgueira
Jacqueline Martinez-Regueira

2) Invocation/Salute to the Flag

All present participated.

3) Approval of Minutes:

Minutes of the November 4, 2014 meeting were approved with the following two corrections:

- 1-John Bankston was shown as both present and absent. He was absent.
- 2-Robert Williams was not shown as present. He was present.

Member Robert Williams moved to approve the minutes of November 4, 2014 as corrected. Member John Bankston seconded the motion, which was passed unanimously by acclamation, all members voting "aye".

4) NEW BUSINESS-NONE

5) OLD BUSINESS-Cases

- 1) Case# 09-2049
Address: 272 Hammond Drive
Owner: Eddy Ramos & Carmen Rodriguez
Violation: Code Section 150-025 Awnings and Canopies

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

Officer Lourdes Taveras presented the case as follows:

At the November 4th 2014 meeting:

Member Jacqueline Martinez Regueira made a motion to grant Mister Ramos until February 3, 2015 (date of Board meeting in February) to come into compliance by either removing or legalizing the structure. If he is not in compliance by that date, then a fine of \$50 per day would start on that date. The motion was seconded by member Robert Williams and passed unanimously on roll call vote.

On 01/12/15 a follow up inspection by Officer Taveras showed that no compliance had been met. The case was referred to the CEB.

On 02/03/15 Pictures were taken by Officer Taveras for the CEB meeting and she noticed that the canopy had been partially removed. There are still four posts left and some electrical wiring. Officer Taveras displayed pictures taken today and the pictures of what the structure looked like previously.

Mister Ramos spoke and said that he had removed the roof and thought that the rest could stay. The structure was strong and had been through many storms and had not been damaged in any way. He stated that he had a family and he wanted them to be safe. He would not keep a structure that was not safe.

Mister Ziadie stated that the issue was not the safety of the structure, but the fact that it had been done without a permit. That is why Mister Ramos had been told that he either had to legalize the structure or remove it. Since he had been denied a variance to keep it, it had to be removed, all of it.

The Board asked Mister Ramos how much time he needed to remove the rest. He said thirty days. Mister Ziadie offered to meet with Mister Ramos and Officer Taveras to confirm exactly what needed to be removed. The Board discussed the time.

Member Robert Williams made a motion to grant Mister Ramos until April 7, 2015 (date of Board meeting in April) to come into compliance by removing the rest of the structure. This will cancel the penalty previously set and establish a new penalty to start on April 7, 2015 of \$50 per day if the property is not in compliance then. The motion was seconded by member John Bankston and passed unanimously on roll call vote.

Mister Ramos was given Tex's card and advised to call the Office if he wanted to meet with him.

2)	Case#	13-517
	Address:	1431 Lenape Drive
	Owner:	Vernon and Arline Paul
	Violation:	Code Section 93-13 Maintenance of Property- Excessive Material

Code Compliance Officer Lourdes Taveras presented the case as follows:

At the November 4, 2014 Meeting:

Member Robert Williams made a motion that Mister Paul be granted 60 days, until 1-6-15 (date of the January meeting) to remove the material and be in compliance. If he does not, then a fine of \$50 per day would start on that date. The motion was seconded by member Rhonda Calvert and passed unanimously on roll call vote.

Mister Paul was advised to call Tex or Lourdes if he needed any further guidance.

On 01/06/15 a follow up inspection was performed by CC Director Ziadie and CCO Taveras, at the time of the inspection the carport still had some boxes under a tarp. Mr. Paul was advised to remove all material except for the lawnmower from under the carport. Extension was granted until Jan 15, 2015.

On 01/21/15 a follow up inspection was performed by CCO Taveras and CC Director Ziadie, at the time of inspection the owner showed them what was under the tarp. The items under the tarp were a lawnmower, tools, a chest and some plastic containers. The property is in compliance but Mr. Paul was advised that we would continue to monitor the property. No action was needed by the Board. Pictures of the property as it appears currently were displayed. Member Robert Williams stated that he was disappointed that it was in compliance as the tarp was unsightly. Tex Ziadie stated that the items under the tarp were acceptable to be in a carport (a lawnmower, some tools and a few plastic containers) but that he too did not like the look of the tarp and had asked Mister Paul to move everything to the rear of the property.

3)	Case#	13-1456
	Address:	168 Hough Drive
	Owner:	Oscar Torres and Lony Acevedo
	Violation:	Code Section 93-13-Maintenance of Property

Code Compliance Officer Lourdes Taveras presented the case as follows:

At the November 4, 2014 meeting:

Member Robert Williams made a motion that Mister Torres be given until January 6, 2015 (date of the January Board meeting) to remove all of the material. If he does not by that date, then a fine of \$100 per day would start on that date. The motion was seconded by member Rhonda Calvert and passed unanimously on roll call vote.

On 01/12/15 at a follow up inspection, Officer Taveras went to the property and left a request for contact to inspect the rear of the house. She granted 7 days to contact her for a follow up on the rear of the house.

On 01/21/15 Officer Taveras visited the property to follow up on the Request for contact, no one was home, she tried to take pictures, but there were hedges and branches in the way. The case was referred to the CEB.

On 01/23/15 at a follow up inspection by CCO Taveras in an effort to contact the property owner to take pictures of the progress made on the property clean up, she encountered Mr. Torres outside and she approached him and asked if she could take pictures of the progress to submit to the CEB for the Feb. 3, meeting.

Mister Torres stated that she could take all the pictures that she wanted. She requested that he allow her to enter the rear of the property. He stated that he was not going to let her in, because it was private property, and that she already caused him a lot of

problems. She responded that she didn't cause the problem that she was just doing her job to enforce the code and the pictures would show the effort he had made.

Mister Torres stated that he didn't care what happened at the meeting, and he wasn't going to show up. Then Mr. Torres very politely said to have a nice day.

Mister Ziadie stated that tonight at 6:30, Mister Torres was in the lobby of the building and said that he planned to come to the meeting tonight, but that he had an emergency and had to go to Homestead. He gave Tex a CD and asked if he could show the pictures to the Board of how he had cleaned up the property. Tex displayed the pictures. The Board agreed that the property was now in the compliance.

Member Robert Williams made a motion to declare the property in compliance and to cancel the previously set fines. Member Rhonda Calvert seconded the motion and it passed unanimously on roll call vote.

4)	Case#	13-1457
	Address:	241 North Melrose Drive
	Owner:	HSBC Mortgage Service Inc. and Brian O. Toro
	Violation:	Code Section 93-13-Maintenance of Property

Code Compliance Officer Lourdes Taveras presented the case as follows:

On the November 4, 2014 Meeting:

Member Rhonda Calvert made a motion that an immediate lien be placed on the property for the total amount that had been previously ticketed which was \$13,300, plus an additional \$1,000 per day to run starting November 5, 2014 and continuing until the property comes into compliance. The motion was seconded by member Walter Dworak and passed unanimously on roll call vote.

On 01/12/15 a follow up inspection was performed by CCO Taveras, no bees were noticed and the window had been sealed with cement, she looked carefully on the sides of the property to make sure that the bees were not flying out from another direction. No bees were seen. Fines were stopped as of Jan 12, 2015. The total fines at \$1,000. Per day for 68 days, from 11/04/14 to 01/12/15, is \$68,000. This amount will be sent to lien. The case is now closed and the property in compliance for this violation. Officer Taveras said that she is watching the property and there are other issues like painting the house and removing a dead tree. No action required by the Board.

Nobody representing the Bank was present to speak.

6) Council Liaison Report and Request

Tex Ziadie was thanked by the Board for his work. He also thanked the Board for their service and their support of Code Compliance. It has meant a lot to him through the years.

7) Adjournment

There being no further business the meeting was duly adjourned at 7:43 p.m.

Respectfully Submitted:



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

Approved as written during meeting of:

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