



## ***City of Miami Springs, Florida***

The regular meeting of the Miami Springs Code Enforcement Board was held on Tuesday, December 1, 2015 at 7:00 p.m. in the Council Chambers at City Hall.

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

The meeting was called to order at 7:02 p.m.

Present: Chairman Marlene B. Jimenez  
Jacqueline Martinez-Regueira  
Rhonda Calvert  
Jorge Filgueira  
Robert Williams

Absent: Vice Chair Walter Dworak  
John Bankston

Also Present: Code Compliance Officer, Lourdes Taveras  
Board Secretary, Deputy City Clerk, Elora R. Sakal  
Code Compliance Officer, Rosemary Novo  
Administrative Assistant I, Juan D. Garcia

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

All who were present participated.

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

Minutes of the October 6, 2015 meeting were approved as written.

**Board member Williams moved to approve the minutes. Board member Filgueira seconded the motion, which carried unanimously on voice vote.**

**4) NEW BUSINESS:**

Board Secretary Sakal administered the oath to all who were present to give testimony.

- 1. Case # 10-1335**
- Address: 290 Esplanade Drive**
- Owner: Paul & Adrienne Huizenga**
- Violation: 150-015 Parking Commercial Vehicle**
- Re: Request for Reduction of Fines**

Code Compliance Officer Taveras presented the case to the Board.

Code Compliance Officer Taveras stated that the total amount of the fines owed to the City is \$1,000. She informed the Board that the amount of \$1,000 is based on 20 days of \$50-a-day fines. The commercial vehicle had been parked outside of Mr. Huizenga's house for 91 days. Had the City fined Mr. Huizenga for the 91 days the commercial vehicle was parked outside the house, the fine would have been approximately \$4,500. The commercial vehicle was parked at the house from August 3, 2010 to November 5, 2010. The vehicle was removed on November 15, 2010.

Mr. Huizenga informed the Board that during the time that the notices of a code violation were sent to his home he was working in Panama City and did not receive any of them. Mr. Huizenga added that this wife is currently battling cancer and at this time they are looking to refinance their house.

Board member Martinez-Regueira expressed that without any type of documentation proving that Mr. Huizenga is in the process of refinancing his home it would be premature to grant a reduction for the fines.

Board member Martinez-Regueira asked Mr. Huizenga how far along he was in the refinancing process and Mr. Huizenga responded that he hasn't applied for one yet because he could not move further in the process until the lien was removed from the property.

Board member Calvert commented that the City has had a lien for \$1,000 on the property for five years and the only reason it is being discussed is because Mr. Huizenga is requesting a reduction of fines. Board member Calvert continued by stating that the lien could be there for another thirty years if Mr. Huizenga decided to remain at that house. Board member Calvert believes that a reduction would be beneficial for both the City and the applicant.

Discussion ensued regarding the amount this case has cost the City and how much an appropriate reduction for this case would be.

Board member Martinez-Regueira made a motion to reduce the fine to \$500 that must be paid within 30 days. The motion was seconded by Board member Williams, which passed 5-0 on roll call vote.

**5) OLD BUSINESS:**

- 1. Case # 13-1189**  
**Address: 298 Glendale Drive**  
**Owner: Carlos E. Garcia**  
**Violation: 93-13 Maintenance of Property – General Maintenance of Property**

Code Compliance Officer Taveras presented the case to the Board.

Board member Martinez-Regueira asked Mr. Garcia if he was finished removing items from the carport and yard of the property and Mr. Garcia mentioned that he continues to work on maintaining the carport and yard. He also stated that he got rid of the majority of the items in the carport and yard area and is only down to a few things that still need to be removed.

Board member Martinez-Regueira believes that Mr. Garcia can still make more of an effort to maintain the carport and yard.

Board member Williams agreed with the comments from Board member Martinez-Regueira and added that he believes that the yard and carport are still unbecoming of Miami Springs. Board member Williams then asked Code Compliance Officer Taveras if she had done any inspection after November 20<sup>th</sup>.

Code Compliance Officer Taveras responded that she had not done an inspection since then.

Discussion ensued regarding on how many more days it would take Mr. Garcia to come into compliance with the carport and yard maintenance.

**Board member Martinez-Regueira moved to give Mr. Garcia an additional 60 days to come into compliance with the carport and yard maintenance. If the applicant is not in compliance after the 60 days, a fine of \$150 per day will begin. The motion was seconded by Board member Filgueira, which passed 5-0 on voice vote.**

- 2. Case # 14-302**  
**Address: 1085 Nightingale Ave.**  
**Owner: Gustavo De La Cruz**  
**Violation: 151-04 Work done beyond the Scope of Work on Permit.**

This case was discussed by the Board at the end of the meeting.

Code Compliance Officer Taveras informed the Board that Case #14-302 was not present because the owner is now in compliance with the code. Code Compliance Officer Taveras added that all the fines have been paid and the final inspection had been approved by the Building Official.

- 3. Case # 14-874**
- Address: 517 Minola Drive**
- Owner: Agustin La Rosa**
- Violation: 93-13 Maintenance of Property – General Maintenance of Property**

Code Compliance Officer Taveras presented the case to the Board.

Code Compliance Officer Taveras mentioned that Mr. La Rosa has bought the property from Wayne McMullen and is the new owner of the house. She added that Mr. La Rosa was present to give a progress report on the conditions of the property.

Board Secretary Sakal administered the oath to Jonathan La Rosa to give testimony and translate on behalf of his father, Agustin La Rosa.

Mr. Jonathan La Rosa informed the Board that they have been working on the property since the last Board meeting. He commented that they have received quotes from two architects for renovation of the roof and home.

Chair Jimenez asked Mr. La Rosa for the time frame in which they will begin work on the home and Mr. Jonathan La Rosa responded that if all the permits are approved, he believes that work will begin in February.

Board member Martinez-Regueira asked if anyone was currently living in the house and Mr. Jonathan La Rosa informed the Board that no one is living in the house.

Chair Jimenez commended Mr. La Rosa on all the good work that has been done on the property.

Discussion ensued on how much time Mr. La Rosa will need to submit plans to the City for the roof renovations that ~~is~~ are being proposed.

**Board member Martinez-Regueira made a motion to grant Mr. La Rosa 60 days for a progress report at the next Board meeting in February. The motion was seconded by Board member Calvert and passed 5-0 on voice vote.**

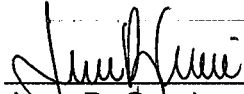
**6) Council Liaison Report and Request**

None at this time.

**7) Adjournment**

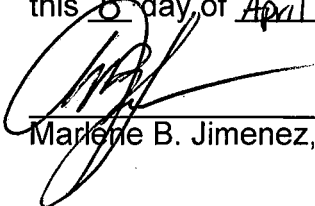
There being no further business the meeting was duly adjourned at 8:01 p.m.

Respectfully Submitted:



Juan D. Garcia  
Administrative Assistant I

Adopted by the Board on  
this 5 day of April, 2015.



Marlene B. Jimenez, Chair

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