



City of Miami Springs, Florida

The regular meeting of the Miami Springs Code Compliance Board was held on Tuesday May 4th, 2021 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 7:04 P.M.

Present:

Chairperson Marlene Jimenez
Board Member Jorge Filgueira
Board Member Juan Khoury
Board Member Jacqueline Martinez-Regueira
Board Member Bankston

Absent:

Board member Aldrick Diaz

Also Present:

Rosemary Novo, Code Compliance Officer
Roberto Quintero, Code Compliance Officer
Jose Arango, City Attorney
Mayra Aleman, Board Secretary

2) Invocation/Salute to the Flag

All who were present participated.

3) Approval of Minutes: March 2nd, 2021

Minutes of the March 2nd, 2021 meeting were approved as written.

Board Member Filgueira moved to approve the minutes as written. Board Member Bankston seconded the motion, which passed unanimously 5-0 on voice vote.

Board secretary Mayra Aleman swore in everyone giving testimony during the proceedings.

4) OLD BUSINESS

1) Case# 12-1367
Address: 171 Navajo Street
Owner: **Albert & Irene Arends & Ocean Bank**
Violation: 151-04.- Application for building permit.

Code Compliance Officer Quintero presented the case history to the Board.

Joe Galleno, who has power of attorney over 171 Navajo Street due to owners living in Aruba presented a timeline presentation of events to the Board explaining why such delay occurred with the property and why the daily fine went on for 1862 days. Mr. Galleno explained to the Board that the house is under contract to be sold to and the new owners are willing to make the improvements necessary to beautify the home. Mr. Galleno is requesting a fine reduction to help the new buyers. Alex Perez, the potential buyer spoke to the Board explaining that he wanted to raise his family in Miami Springs and wanted to fix the home to live in it not to sell it.

Board Member Khoury asked Mr. Galleno what he thought was a reasonable amount and he said \$5000. Discussion ensued amongst the Board members about reducing the fine to \$15 dollars per day times 1862 days which equaled \$27,930 dollars.

Board member Bankston moved to reduce the fine to \$27,930. Board member Khoury seconded the motion, which passed unanimously 3-2 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Bankston, and Chair Jimenez voted YES. Board member Martinez-Regueira and Board member Filgueira voted NO.

2) Case# 18-1902
Address: 525 De Soto Drive
Owner: **Hercilia Zayon**
Violation: 151-04.- Application for building permit.

Code Compliance Officer Quintero presented the case history to the Board.

Sergio Parinos represented the owner of 525 De Soto Drive and addressed the Board with an update on where they are with the permit process. Board Member Martinez-Regueira asked how much time do they need. Mr. Parinos said they are working with the engineer to comply with the remaining comments to get the permit issued and it should not take them much longer, but a couple of more weeks.

Board member Martinez-Regueira moved to grant until July 6th, 2021 to come into compliance. Board member Filgueira second the motion, which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

3) Case# 20-950
Address: 348 Minola Drive
Owner: **Elio A Nunez Paz**
Violation: 151-04.- Application for building permit.

Code Compliance Officer Quintero stated the case is in compliance.

5) NEW BUSINESS

1) Case# 17-2523
Address: 378 Westward Drive
Owner: **Miami Springs Baptist Church**
Violation: 93-13.- Maintenance of property by owner

Code Compliance Officer Quintero presented the case history to the Board.

Pastor William owner of 378 Westward Drive addressed the Board and read a statement on what they have been trying to do in order to comply with the violation. Pastor William requested a 6-month extension.

Board Member Martinez-Regueira asked if the scaffold was removed. Pastor William advise it is still there, but he would remove it the next day. Board Member Martinez-Regueira stated it is a hazard with hurricane season coming up. Board Member Bankston asked Pastor William why he has not done something temporary to cover the two windows while they figure out a long-term plan. Pastor William stated he was under the impression that he had to pull a permit and fix the actual windows. The Board advised Pastor William he does need to pull a permit, but they recommend him to speak to the Building Official about the possibility of pulling a permit to temporarily fix the windows in the meantime. Code Compliance Officer Quintero stated he would be in favor of granting the requested time.

Board member Bankston moved to grant until August 3rd, 2021 to come into compliance. Chair Jimenez seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

2) Case# 21-531
Address: 409 De Leon Drive
Owner: **Estate of Lino Rassi**
Violation: 71-04. - Inoperable vehicles prohibited.

Code Compliance Officer Quintero presented the case history to the Board.

The property owner was not present at the meeting. Board Member Filgueira asked how does the Code Compliance Officer know when a vehicle is inoperable. Code

Compliance Officer Quintero stated that as per the City code when lights are missing and the registration is not active it falls under Inoperable vehicles. Code Compliance Officer Quintero pointed out the Code Compliance Officer only needs one of the stated reasons to consider the vehicle inoperable.

Board member Martinez-Regueira moved to set a fine of \$50 dollars starting May 4, 2021 until case is in compliance. Board member Bankston seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

3) Case# 21-532
Address: 409 De Leon Drive
Owner: **Estate of Lino Rassi**
Violation: 150-016. - Off-street parking requirements

Code Compliance Officer Quintero presented the case history to the Board.

The property owner was not present at the meeting.

Board member Martinez-Regueira moved to set a fine of \$50 dollars starting May 4, 2021 until case is in compliance. Board member Bankston seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

4) Case# 21-868
Address: 18 Euclid Drive
Owner: **Erubiel Gutierrez & Rosario Gutierrez**
Violation: 93-13.- Maintenance of property by owner

Code Compliance Officer Novo presented the case history to the Board.

Mr. Erubiel Gutierrez owner of property 18 Euclid Drive addressed the Board the hardships his wife and he have experienced this past year. Board Member Martinez-Regueira advise the owner that it was unacceptable to have the property in the conditions that it was and it was unsafe for him and the community.

Board member Filgueira moved to grant until June 1st, 2021 to come into compliance or a daily fine of \$50 dollars a day will be applied. Board member Bankston seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board Member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

6) UNIFORM CIVIL VIOLATION APPEAL

1) Case# 21-711
Address: 340 Payne Drive
Owner: **Robert B Sami & Golnaz Sharifi**
Violation: 150-017. - Recreational vehicles

Code Compliance Officer Novo presented the case history to the Board.

Property owner Robert Sami of 340 Payne Drive addressed the Board.

Discussion ensued among the Board members about the reasoning behind the ticket with Code Compliance Officer Novo.

Board member Filgueira moved to uphold the ticket. Board member Khoury seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

2) Case# 20-934
Address: 1451 Lenape Drive
Owner: **Connie Maldonado**
Violation: 150-013. - Residential plantings, fences and walls.

Code Compliance Officer Novo presented the case history to the Board.

Mrs. Connie Maldonado and Husband Mr. Miguel Pita owner of 1451 Lenape Drive addressed the Board.

Mr. Pita spoke about other properties and tried to provide pictures. Board member Martinez-Regueira mentioned it was not relevant to his case. City Attorney Arango advised the Board and Mr. Pita he objects to take in the pictures because they are irrelevant to the case.

Board member Khoury moved to uphold the ticket. Board member Filgueira seconded the motion which passed unanimously 5-0 on rollcall vote. The rollcall vote was as follows: Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Filgueira, and Chair Jimenez voted YES.

7) COUNCIL LIAISON REPORT AND REQUEST:

None at this time.

8) ADJOURNMENT

There being no further business the meeting was duly adjourned at 9:03 P.M

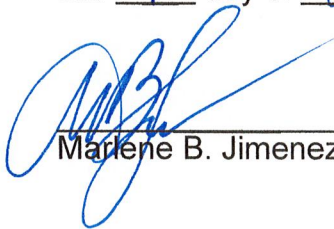
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Respectfully Submitted:



Mayra Aleman
Board Secretary

Adopted by the Board on
this 1 day of June, 2021.



Mariene B. Jimenez, Chair

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

"The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do not constitute the policy, position, or prospective action of the City, which may only be established and authorized by an appropriate vote or other action of the City Council".

Based on City of Mia Spgs case history report

- 03/11/2015 Records don't show who made entry although is says Tex Ziadie (he is now retired) Notes entered: "No compliance met, issued a final NCIIV and granted 7 days to comply" no name
- Follow up set for 1/22/2016

Based on City of Mia Spgs case history report

- 02/19/2016 Records show Lourdes Tavares Notes entered: "checked computer system found the "permit for roof" #14-44 instill in plan check, Will refer the case to CEB.
- 03/09/2016 Posted ticket on door since it was returned by post office. Granted 7 days

Based on City of Mia Spgs case history report

- 03/18/2016 Records show Lourdes Tavares Notes entered: "no action has been taken, will refer case to CEB for April 5, 2016.
- 03/16/2016 Summons to appear before CEB on April 7th 2016 was sent via certified mail, regular mail address 171 Navajo, Police service no proof of service

Based on City of Mia Spgs case history report

- 04/07/2016 Records show CEB Bankston moves to set fine at \$100 per day, until owner comes into compliance CEB Filgueria seconds
- Notes entered: Total \$7600 .
- 04/11/2016 Ms. Alysha Virzi daughter in law owner Leoncicia Arends told to speak with Tavares while at Building Dept trying to deal with permit issue, told by Lourdes \$4900 owed to get permit, she leaves notes in computer trying to help not owner

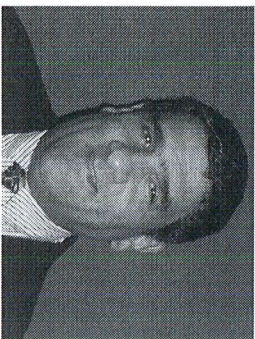
Building Director, passes away

By Hector Sotelo - December 18, 2017

49 136 96.6



We are sad to report the passing of **Tex Zaidie aka Tex Ford**, the former City of Miami Springs Director of Building and Code Compliance. Our thoughts and prayers go out to his friends and family. Learn more about Tex and his full life below:



Tex Zaidie passes away

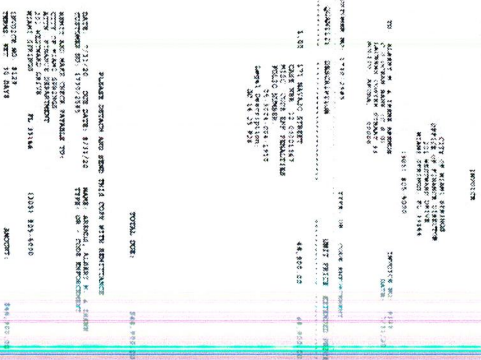
Dec 18th 2017

Notice copy on file sent to both dead owners

Never received

Jan 2020 I had started my inquiries on behalf family with building dept.

I learned that days after mailed to Aruba for 1st time MSBD



4) NEW BUSINESS

1) **Case#15-412** 214 Stuyvesant Hwy, Lantana & Virginia Mall

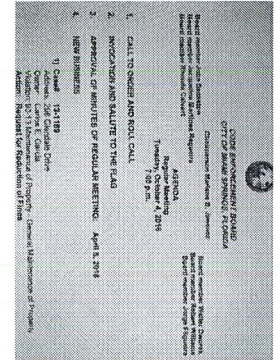
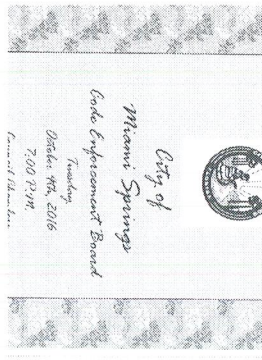
Violation: §2-13 Maintenance of Property

Code Compliance Officer Tavares reviewed the case to the Board. Miguel Maldonado was present as a witness and Jonathan from the Board. Mr. Maldonado explained to the Board that a witness was present for the property. The Board member asked Mr. Maldonado how long it would take for the Board to see the property. Mr. Maldonado explained that most of the work is already done and that the witness is only for the Board's information. The Board member asked Code Compliance Officer Tavares if he could go to inspect the property. Mr. Maldonado explained that he would go to inspect the property. The Board member asked Code Compliance Officer Tavares to provide the time to return to the Board. Code Compliance Officer Tavares explained that he would return to the Board on the next meeting, which is a 15-day period. The Board member asked Code Compliance Officer Tavares to provide the time to return to the Board. Code Compliance Officer Tavares explained that he would return to the Board on the next meeting, which is a 15-day period.

Code Compliance Officer Tavares explained the case to the Board.

Board member Jonathan asked if any permit was issued for the property. Code Compliance Officer Tavares explained that no permit was issued for the property. Board member Jonathan asked if any permit was issued for the property. Code Compliance Officer Tavares explained that no permit was issued for the property.

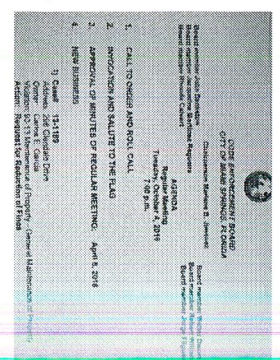
Code Enforcement Board 2 Tuesday, April 5, 2016



Code Compliance Officer Tavares explained the case to the Board. Board member Jonathan asked if any permit was issued for the property. Code Compliance Officer Tavares explained that no permit was issued for the property.

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Code Enforcement Board 3 Tuesday, April 5, 2016



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IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

CASE NO: 2020-004166-CP-02
SECTION: PMH02
JUDGE: Yvonne Cobden
In RE: Arends, Albert M.
Decedent

ORDER OF SUMMARY ADMINISTRATION

On the petition of Maria L. Arends, joined by all beneficiaries of the decedent, for summary administration of the ESTATE OF ALBERT M. ARENDS, deceased, the court finds that the decedent died on January 15, 2011; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of

Probate Order signed Jan 4, 2021
Probate is file 2020 January (Covid)

**POA issued January 20, 2021
to handle matter**

By Arends family

March 3rd 2021
Application made to come
before the CEB
Property in Compliance