



**CODE
COMPLIANCE
BOARD**

**Gary Kuhl
Chairman**

**Harvey Bilt
Dale Blanton
Carmen DeBernardi
Linda Dillon**

**MINUTES
CODE COMPLIANCE BOARD
Ed Burke Recreation Center 11400 NE 9th Court
Tuesday- January 14, 2014 at 7:00PM**

1. CALL TO ORDER

Meeting was called to order at 7:00 pm by Gary Kuhl.

2. ROLL CALL

Present from the board were: Gary Kuhl, Linda Dillon, Dale Blanton, Harvey Bilt and Carmen DeBernardi. Also present were Code Officer Reginald White, Village Manager Heidi Shafran and Jeanie Bridges from the Building Department.

3. ADDITIONS, DELETIONS OR WITHDRAWLS TO ORDER OF BUSINESS

4. APPROVAL OF MINUTES

Minutes approved from the December 11th, 2013 meeting. Motion to approve by Linda Dillon seconded by Dale Blanton. All in favor: Gary Kuhl, Linda Dillon, Harvey Bilt, Dale Blanton and Carmen DeBernardi. Motion approved 5-0

5. NEW BUSINESS

- A. New Capital Real Est. Holdings-1010 NE 120th St- High Grass/Weeds/Shrubberies: Overgrown grass /weeds and shrubberies on the property. Case #12-13-2108. Motion by Dale Blanton to find the property in non-compliance and to charge the citation fee of \$25 and the administrative fee of \$35. A daily fine of \$5 per day will commence on January 15th until compliance is met. Motion is seconded by Harvey Bilt. All in favor: Gary Kuhl, Linda Dillon, Dale Blanton, Harvey Bilt and Carmen DeBernardi. Motion approved 5-0
- B. Vinograd--11619 NE 6th Ave-Street Standard-Clear Visibility Triangle: Hedges are blocking visibility. Case # 12-13-2110. Resident submitted a letter requesting the board to postpone the hearing of this agenda item until the next meeting. The resident stated that he would not be in town due to a personal matter. Motion by Carmen DeBernardi to postpone the item until the next meeting and have the Code Officer call the resident or send a letter instructing him to come into compliance within 10 days. The citation fee of \$25 and the administrative fee of \$35 must be paid as well. Motion is seconded by Linda Dillon. All in Favor: Gary Kuhl, Harvey Bilt, Dale Blanton Linda Dillon and Carmen DeBernardi. Motion approved 5-0.



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- C. Prather/Berkland-1055 NE 120th Street-unused /unsightly objects: Minimum Housing Standards: tire, bags of mulch and garbage container in front of property. Green overhang on the front porch needs cleaning. Case # 12-13-2149. Motion by Harvey Bilt to charge the citation fee of \$25 and the administrative fee of \$35. A daily fine of \$10 per day will commence on January 15th until property comes into compliance. Motion is seconded by Dale Blanton. All in Favor: Gary Kuhl, Harvey Bilt, Dale Blanton, Linda Dillon and Carmen DeBernardi. Motion approved 5-0.
- D. Rasch- 901 NE 120th Street-Street Standard- Clear Visibility Triangle: hedges are blocking clear visibility at the intersection. Case # 12-13-2081. Resident was present and presented the board with pictures showing numerous areas with the same visibility issue she was being cited for. The resident discussed at length with the board her aversion to cutting the hedges any lower due to privacy issues. The board explained to the resident that this was safety issue first and foremost and the hedges must be brought into compliance. The resident inquired as to why no one else was being cited and the board assured her that all visibility violations will be cited. Motion by Dale Blanton to charge the citation fine of \$25 and the administrative fee of \$35 and allow 14 days to come into compliance. A daily fine of \$10 per day will commence after that. Motion is seconded by Harvey Bilt. All in favor: Dale Blanton, Gary Kuhl, Harvey Bilt, Linda Dillon and Carmen DeBernardi. Motion approved 5-0.
- E. Idrees-610 NE 121st Street- Street Standard-Clear Visibility Triangle: Hedges/bushes blocking visibility at this intersection. Case #12-13-2081. Resident was present and discussed the need for privacy as she is near a bus stop .The Board advised the resident of the safety issue and that the hedges must be brought into compliance. Motion by Dale Blanton to charge the citation fee of \$25 and the administrative fee of \$35 and allow 15 days to come into compliance after which a daily fine of \$10 per day will commence. Motion is seconded by Harvey Bilt. All in Favor: Dale Blanton, Gary Kuhl, Harvey Bilt, Linda Dillon and Carmen DeBernardi . Motion approved 5-0.
- F. Lingertat/Pacherres- 11600 NE 10th Ave- permit work/construction: wire fence constructed without a permit. Case # 5-13-1935. Resident was present and explained to the board that the fence was there when she bought the house. She bought the house with the fence because of her dogs. She notified the board that she is moving at the end of March and that the fence will be removed before then. Motion by Dale Blanton to be found in non-compliance and charge the administrative fee of \$35. The citation has been paid. Current owner to take fence down by March 15th after March 15th if not in compliance a daily fine of \$20 per day will commence. Motion is seconded by Carmen DeBernardi. Motion approved 5-0.
- G. Chambers- 11331 NE 11th place-unused and unsightly objects-property maintenance- wooden fence is falling apart. Case # 10-13-2073. Motion by Harvey Bilt to be found not guilty. The citation has been paid and the administrative fee has been waived. Property in compliance. Motion is seconded by Carmen DeBernardi. All in Favor: Gary Kuhl, Linda Dillon, Harvey Bilt, Dale Blanton and Carmen DeBernardi. Motion approved 5-0.



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- H. Monereau-1019 NE 115th St.-Minimum Housing Standards: roof in the front needs repair. Case # 8-13-2028. Resident was present and notified the board that she was in the process of getting an eviction notice served on the current occupant. The citation has been paid and the resident requested that the item be postponed until the next meeting so that the eviction notice can be served on the occupant. Motion by Dale Blanton to postpone the item until the next meeting at which time the resident must show proof of the eviction notice. Motion is seconded by Carmen DeBernardi. All in Favor: Gary Kuhl, Harvey Bilt, Dale Blanton, Linda Dillon and Carmen DeBernardi. Motion approved 5-0.
- I. Inzillo -1015 NE 119th Street-Minimum Housing Standards: Tarp covering roof/roof and awnings are dirty Case #1-14-2156. Resident was present and notified the board that due to a financial hardship he was not able to replace the roof at this time. Motion by Dale Blanton to postpone roof item 90 days and charge the citation fee of \$25 and the administrative fee of \$35. Awnings must be cleaned within 2 weeks or a daily fine of \$5 per day will commence. Motion seconded by Carmen DeBernardi. All in Favor : Gary Kuhl, Harvey Bilt, Linda Dillon, Dale Blanton and Carmen DeBernardi. Motion approved 5-0.
- J. Properties in violation of the Landlord Permit Ordinance for 2013 are as follows:
1. Jacques-11905-07 NE 12th Court- Case # 12-13-2126
 2. Carvel-1015 NE 112TH Street- Case #12-13-2132
 3. SFR 1 Florida LLC—12010 NE 12th Court- Case #- 12-13-2127
 4. Sessa- 1022 NE 113th Street-Case 3- 12-13-2121
 5. Cajas- 11021 NE 9th Court- Case # 12-13-2113
 6. Palichat- 12025 NE 8th Avenue-Case #-12-13-2133
 7. Prizement-971 NE 119th Street- Case # 12-13-2118
 8. Ighordo- 745 NE 117th Street- Case # 12-13-2137
 9. Del Valle- 12001 NE 6th Avenue – Case 3 12-13-2134
 10. Simmons- 10733 NE 9th Avenue-Case 3 12-13-2144
 11. Martin-1016 NE 113TH street- Case 3 12-13-2122

Item #- 4- Sessa- in compliance-. Motion to dismiss by Dale Blanton. Motion is seconded by Linda Dillon. All in Favor: Gary Kuhl, Harvey Bilt, Dale Blanton, Linda Dillon and Carmen DeBernardi. Motion approved 5-0.

Item #5- Cajas- in compliance. Motion to dismiss by Linda Dillon .Motion is seconded by Carmen DeBernardi. All in Favor: Gary Kuhl, Harvey Bilt, Dale Blanton, Linda Dillon and Carmen DeBernardi. Motion approved 5-0.

Item # 9- DelValle- in compliance. Motion to dismiss by Dale Blanton . Motion is seconded by Linda Dillon. All in Favor: Dale Blanton, Harvey Bilt, Gary Kuhl , Linda Dillon and Carmen DeBernardi. Motion approved 5-0.

Item #'s- 1, 2 , 3 ,6,7,8,10,11- Motion by Linda Dillon to be found not in compliance and to charge the citation fee of \$25 and the administrative fee of \$35. A fine of \$10 per day will commence on 1/15/2014. Motion is seconded by Dale Blanton. All in Favor: Dale Blanton, Harvey Bilt, Linda Dillon, Gary Kuhl and Carmen DeBernardi. Motion approved 5-0.



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6. OLD BUSINESS

- A. Discussion for proposed Fine and Fee Schedule for Code Violations. Chairman Kuhl gave the Board the directive to read over the packet that was supplied by the Village Clerk's Office and the handout he supplied. The Board will bring back ideas and concerns at the next Code Board Meeting.

7. FINE REDUCTION

- A. Sanchez-11101 NE 11th Place-Permit work/Construction: no permit for construction done on the side room. Case # 01-0167. Resident was present and advised the board that due to personal reasons she was not aware of this violation. Motion by Harvey Bilt to reduce the fine to \$300 and must be paid within 30 days. Motion is seconded by Linda Dillon. All in Favor: Gary Kuhl, Harvey Bilt, Linda Dillon, Dale Blanton and Carmen DeBernardi. Motion approved 5-0.

8. DISCUSSIONS

- A. Special Trash pickup procedures- should it stay with the Public Works Department, or would the Code Compliance Department be a better choice.
- B. Code Citation Contents- issuing separate Code Citations for each item listed such as having roof cleaning separate from yard trash etc.
- C. Fence Permits- making sure that the fence permits for corner lots have the landscaping completed before the final is signed off on.

9. ADJOURNMENT

- A. The meeting was adjourned at 8:48 pm. Motion by Dale Blanton seconded by Carmen DeBernardi motion approved 5-0.

Minutes approved on

4.8.14

By:


Gary Kuhl, Chair