



AGENDA
CODE COMPLIANCE BOARD
WEDNESDAY, SEPTEMBER 16th, 2026 – 6:00 PM

1. CALL TO ORDER

2. ROLL CALL

Janey Anderson - Chairperson

Dale Blanton - Vice Chairperson

Rodolfo Barrientos- Board Member

Judi Hamelburg - Board Member

Michael Lynott, ESQ – Board Member

Ashlin Bernier-Green - Board Member Alternate

Village Staff

Doreen C. Grant - Code Compliance Director

Rafael Gutierrez - Code Compliance Officer

Vanessa Chery - Code Administrative Clerk

3. PREAMBLE

4. ADMINISTERING THE OATH

5. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA ADDITION

6. OLD BUSINESS

6.1 767 NE 114 STREET- CEN-23-284- 767 NE 114 ST, LLC C/O R.A. ANGLIN, RANDAL

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: CHAPTER 5.6 OFF-STREET PARKING

DESCRIPTION: DRIVEWAY DOES NOT MEET THE DESIGN STANDARDS SET FORTH IN SECTION 5.6.7.

6.2 830 NE 120 STREET- CE-25-0170- 830 NE 120 ST LLC C/O R.A. LIONTIS, EFSTRATIOS

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.2 UNSIGHTLY AND UNUSED OBJECTS

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

6.3 830 NE 120 STREET- CE-25-0493- 830 NE 120 ST LLC C/O R.A. LIONTIS, EFSTRATIOS

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.3.1 (f) PROPERTY MAINTENANCE

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

6.4 930 NE 119 STREET- CE-25-0606- HUBERT LAJEUNE

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.3.1 (f) PROPERTY MAINTENANCE

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

6.5 [930 NE 119 STREET- CE-25-0611- HUBERT LAJEUNE](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 16.15.2 LANDLORD REGISTRATION REQUIRED

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

6.6 [930 NE 119 STREET- CE-25-0877- HUBERT LAJEUNE](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 16.14.1 DOUBLE FEE PERMITS

DESCRIPTION: THE DETACHED GARAGE ON THE PROPERTY HAS BEEN CONVERTED TO A LIVING SPACE WITHOUT FIRST OBTAINING THE REQUIRED BUILDING PERMIT

6.7 [930 NE 119 STREET- CE-25-0878- HUBERT LAJEUNE](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 16.14.1 DOUBLE FEE PERMITS

DESCRIPTION: HURRICANE IMPACT WINDOWS AND DOORS WERE INSTALLED WITHOUT A BUILDING PERMIT

6.8 [11113 NE 10 AVENUE- CE-25-0216- NADIA DRAVINE, EDITH ROSIACE](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: 8.4.3.1 (c) PROPERTY MAINTENANCE

DESCRIPTION: REPAIR/ FILL THE CRACKS IN THE ASPHALT DRIVEWAY

- 6.9 [11410 NE 11 PLACE- CE-25-0442- CARLOS ALBERTO CUARTAS, MAGDA CATALINA ARANGO](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 9.17 (a) CRITERIA TO DETERMINE ABANDONED PROPERTY

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

- 6.10 [11410 NE 11 PLACE- CE-25-0443- CARLOS ALBERTO CUARTAS, MAGDA CATALINA ARANGO](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.10 ACCUMULATION OF TRASH, JUNK, OR DEBRIS, LIVING AND NONLIVING PLANT MATERIAL, AND STAGNANT WATER

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

- 6.11 [11801 NE 10 AVENUE- CE-25-0088- 11801 NE 10 AVE, LLC C/O R.A. EFSTRATIOS LIONTIS](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.7 LOT MAINTENANCE AND CLEANUP

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

- 6.12 [11801 NE 10 AVENUE- CE-25-0942- 11801 NE 10 AVE, LLC C/O R.A. EFSTRATIOS LIONTIS](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.3.1 (b)- PROPERTY MAINTENANCE

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

7. NEW BUSINESS

7.1 733 NE 118 STREET-CE-26-0144- ASHLEY SKINNER & MITCHELL KORN

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: CHAPTER 5.6.1(a)(1) (2) OFF-STREET PARKING

DESCRIPTION: THE PROPERTY DOES NOT HAVE AN APPROVED PARKING SURFACE.

7.2 821 NE 109 STREET- CE-26-0305- PETER LOBANOV & DANIELLE AYALA

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 18.3.4.1- DAILY CONSTRUCTION SITE MAINTENANCE

DESCRIPTION: ROOF TILES ARE BEING STACKED ON TOP OF THE ROOF

7.3 11505 NE 11 PLACE- CE-26-0382- RBI MORTGAGES, LLC C/O ROSENBERG & CUMMINGS, PLLC

ACTION: INTENT TO LIEN- \$500.00- ABATED BY PUBLIC WORKS DEPT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.11 EXCESSIVE GROWTH OF GRASS, WEEDS, BRUSH, AND OTHER OVERGROWTH

DESCRIPTION: OVERGROWN GRASS

7.4 11505 NE 11 PLACE- CE-26-0400- RBI MORTGAGES, LLC C/O ROSENBERG & CUMMINGS, PLLC

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 16.14.1 DOUBLE FEE PERMITS, CH.8 MIAMI-DADE COUNTY UNSAFE STRUCTURE

DESCRIPTION: TOTAL INTERIOR RENOVATION- CONVERSION FROM DUPLEX TO SINGLE-FAMILY RESIDENCE

7.5 [11709 NE 8 AVENUE-CE-26-0203- SEAN O NEILL JAZMINE A PRESTON O NEILL](#)

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 11.6.7 (b) FENCE MAINTENANCE- CLEAN OR REPAINT

DESCRIPTION: WOODEN FENCE SHOWING SIGNS OF DISCOLORATION

7.6 [11709 NE 8 AVENUE-CE-26-0321- SEAN O NEILL JAZMINE A PRESTON O NEILL](#)

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.3.1 (f) ROOF MAINTENANCE

DESCRIPTION: DIRTY ROOF

8. FINE REDUCTION

8.1 [860 NE 120 STREET- CEN-24-701- CATHERINE J BROWNELL JTRS;](#)

ACTION: FINE REDUCTION

STATUS: NON-COMPLIANT

VIOLATION: CHAPTER 5.6.1 OFF-STREET PARKING

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

8.2 [862 NE 120 STREET- CEN-24-702- CATHERINE J BROWNELL JTRS;](#)

ACTION: FINE REDUCTION

STATUS: NON-COMPLIANT

VIOLATION: CHAPTER 5.6.1 OFF-STREET PARKING

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

8.3 [923 NE 108 STREET- CEN-23-506- BRANDON LENO JTRS & WELANSA KIFLE JTRS](#)

ACTION: FINE REDUCTION

STATUS: NON-COMPLIANT

VIOLATION: SEC.1.9 – SWIMMING POOLS

DESCRIPTION: VIOLATION IN COMPLIANCE- FINES/LIEN STILL OUTSTANDING

8.4 [923 NE 108 STREET- CEN-23-507- BRANDON LENO JTRS & WELANSA KIFLE JTRS](#)

ACTION: FINE REDUCTION

STATUS: NON-COMPLIANT

VIOLATION: SEC.11.9.1- SWIMMING POOLS- PROTECTIVE FENCE

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

9. **APPROVAL OF MINUTES**

AUGUST 19th, 2026

10. **DISCUSSION**

11. **ADJOURNMENT**