



The Village of Biscayne Park

640 NE 114 ST, Biscayne Park, FL 33161

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

1. CALL TO ORDER

2. ROLL CALL

Janey Anderson - Chairperson

Dale Blanton - Vice Chairperson

Rodolfo Barrientos- 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

6.1 923 NE 108 STREET- EEN19-1953- BRANDON LENO JTRS; WELANSA KIFLE JTRS

ACTION: PROGRESS REPORT

STATUS: NON-COMPLIANT

VIOLATION: CH.16 - PERMITS REQUIRED - DOUBLE FEE

DESCRIPTION: WOOD FENCE INSTALLED WITHOUT A PERMIT. CONSTRUCTION, ELECTRICAL, MECHANICAL, PLUMBING. NO PERMITS OBTAINED TO DATE.

6.2 923 NE 108 STREET- EEN20-0413- BRANDON LENO JTRS; WELANSA KIFLE JTRS

ACTION: PROGRESS REPORT

STATUS: NON-COMPLIANT

VIOLATION: CH.16 – PERMITS REQUIRED - DOUBLE FEE

DESCRIPTION: GARAGE ENCLOSURE, NO PERMITS OBTAINED

6.3 923 NE 108 STREET- CEN-23-507- BRANDON LENO JTRS; WELANSA KIFLE JTRS

ACTION: PROGRESS REPORT

STATUS: NON-COMPLIANT

VIOLATION: SEC.11.9.1- SWIMMING POOLS- PROTECTIVE FENCE

DESCRIPTION: 12/14/2023 - SWIMMING POOL WITH PARTIAL PROTECTIVE PERIMETER FENCE

6.4 1060 NE 120 STREET- CE-26-0294- CARLA LAMBERTINI, AGUSTIN A CONTI

ACTION: COMPLIED

STATUS: COMPLIED

VIOLATION: SEC 8.4.13 IMMINENT PUBLIC HEALTH/SAFETY THREAT

DESCRIPTION: A LARGE TREE FELL FROM PRIVATE PROPERTY ONTO THE PUBLIC RIGHT-OF-WAY, BLOCKING 120 STREET.

6.5 [11222 NE 9 AVENUE- CE-26-0140- DANIEL GONZALEZ](#)

ACTION: INTENT TO LIEN

STATUS: NON-COMPLIANT

VIOLATION: SECTION 16.14.1 DOUBLE FEE PERMITS

DESCRIPTION: METAL BROWN FENCE INSTALLED WITHOUT FIRST OBTAINING A BUILDING PERMIT.

6.6 [11460 NE 10 AVENUE- CEN-22-106- CARLOS COLLAZO; LOURDES ROSARIO](#)

ACTION: ORDER OF AUTHORIZATION TO FORECLOSE

STATUS: NON-COMPLIANT

VIOLATION: CHAPTER 5.6.1 OFF-STREET PARKING

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

6.7 [11920 NE 11 PLACE- CE-25-0178- ALINA PEREZ](#)

ACTION: REQUEST FOR EXTENSION ON THE COMPLIANCE DATE

STATUS: NON-COMPLIANT

VIOLATION: SECTION 8.4.3.1 (f) PROPERTY MAINTENANCE

DESCRIPTION: TARP/ TARPAULIN ON THE ROOF

7. NEW BUSINESS

7.1 [739 NE 118 STREET- CE-26-0492-PRBP6, LLC C/O R.A. RODON ALVAREZ LAW, PLLC](#)

ACTION: ORDER OF ENFORCEMENT (FINDING OF FACT)

STATUS: NON-COMPLIANT

VIOLATION: LDC CHAPTER 18.4- PERMITTED DAYS AND HOURS FOR CONSTRUCTION WORK

DESCRIPTION: CONSTRUCTION ACTIVITY BEING CONDUCTED AFTER 6:00 PM ON TUESDAY 9/22/2026- REF: PD SUMMARY REPORT BP260922000604

7.2 11311 NE 8 AVENUE- CE-26-0487- VANESSA HOCHSTEIN SALAME

ACTION: ORDER OF ENFORCEMENT

STATUS: NON-COMPLIANT

VIOLATION: SECTION 19.1.3- SHORT-TERM LICENSE REQUIRED

DESCRIPTION: RENTING WITHOUT A STVR LICENSE (SECOND OFFENSE)

8. FINE REDUCTION

8.1 830 NE 120 STREET- CE-25-0493-830 NE 120 ST LLC C/O R.A. EFSTRATIOS LIONTIS

ACTION: FINE REDUCTION

STATUS: COMPLIED

VIOLATION: SECTION 8.4.3.1 (f) PROPERTY MAINTENANCE

DESCRIPTION: VIOLATION IN COMPLIANCE – FINES/LIEN STILL OUTSTANDING

8.2 11410 NE 11 PLACE- CE-25-0442- CARLOS ALBERTO CUARTAS, MAGDA CATALINA ARANGO

ACTION: FINE REDUCTION

STATUS: COMPLIED

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

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

8.3 11410 NE 11 PLACE- CE-25-0443- CARLOS ALBERTO CUARTAS, MAGDA CATALINA ARANGO

ACTION: FINE REDUCTION

STATUS: COMPLIED

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

- 8.4 [11801 NE 10 AVENUE- CE-25-0088 -11801 NE 10 AVE, LLC C/O R.A. EFSTRATIOS LIONTIS](#)

ACTION: FINE REDUCTION

STATUS: COMPLIED

VIOLATION: SECTION 8.4.7 LOT MAINTENANCE AND CLEANUP

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

- 8.5 [11801 NE 10 AVENUE- CE-25-0942 - 11801 NE 10 AVE, LLC C/O R.A. EFSTRATIOS LIONTIS](#)

ACTION: FINE REDUCTION

STATUS: COMPLIED

VIOLATION: SECTION 8.4.3.1 (b)- PROPERTY MAINTENANCE

DESCRIPTION: VIOLATION IN COMPLIANCE-FINES/LIEN STILL OUTSTANDING

9. **APPROVAL OF MINUTES**
SEPTEMBER 16th, 2026

10. **DISCUSSION**

11. **ADJOURNMENT**