

City of Coral Gables

405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com



Agenda

Wednesday, March 16, 2022

8:30 AM

City Hall, Commission Chambers

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

ROLL CALL**APPROVAL OF THE MINUTES****PUBLIC HEARING****NEW CASES**

[CE289688-112](#)
[519](#)

422 Catalonia Avenue

Violation Description - Roof is in disrepair and has large tarp with sandbags.

Remedy - Must obtain re roof, or repair permit.

Owner - Gonzalo Goicochea

Code Enforcement Officer Garcia

[CE300788-031](#)
[021](#)

4700 SW 8 Street

Violation Description - Installation of new sign on business "Gables Cove".

Remedy - Must obtain "after the fact" permit for installed sign.

Owner - Cuernos Management LLC

Code Enforcement Officer Schwartz

[CE296714-091](#)
[720](#)

4120 University Drive

Violation Description - Roof, fascia, walls, front entry floor and rear concrete patio are dirty.

Miscellaneous items stored through-out the exterior of the home.

Remedy - Must clean roof, fascia, walls, front entry floor and rear concrete patio.

Must remove and discard miscellaneous items stored through-out the exterior of the home.

Owner - Nicolas Souto

Code Enforcement Officer Vilato

[CE302495-051](#)
[421](#)

6956 Sunrise Terrace

Violation Description - Installed concrete driveway with artificial grass.

Remedy - Must obtain approval and permit.

Owner - Yahya T. Koita & w/Saida

Code Enforcement Officer Roman

[CE305399-092](#)
[121](#)

2530 Columbus Blvd.

Violation Description - WWP- Enclosure of garage without approval and/or permit/ including electrical, mechanical, plumbing and structural. Installation of new windows, new a/c.

Remedy - Stop all work / must obtain "after the fact" permits for all work done.

Owner - Guillermo A Bonilla Aparicio Gisela Avila Torres

Code Enforcement Officer Schwartz

[CE295951-081](#)
[220](#)

4949 Riviera Drive

Violation Description - Installation of a mini split unit in the garage without a permit.

Remedy - Must obtain "After the Fact" permit for all work performed.

Owner - Lewis S. Eidson & Margaret S. Eidson

Code Enforcement Officer Vilato

[CE283269-011](#)
[019](#)

1114 S. Dixie Highway

Violation Description - Gate of container enclosure is in disrepair.

Remedy - Must repair or replace container enclosure gates.

Owner - Gem Pyramid LLC c/oCarlos A. Romero Jr.

Code Enforcement Officer Roman

[CE287960-080](#)
[719](#)

1207 Columbus Boulevard

Violation Description - Rear wall is dirty, wood fence in rear of yard, south side of front yard there is no grass and there various materials all over the rear, sides and carport area.

Remedy - Need to clean and/paint rear wall, wood fence is not an approved fence material and needs to be removed, need to plant grass or other approved ground coverage and remove and/or place all materials throughout the property inside garage or obtain approval and a permit for masonry structure.

Owner -Mary Ann Talmadge Trs and Mary Ann Talmadge Trust

Code Enforcement Officer Garcia

[CE291193-021](#)
[320](#)

4150 Monserrate Street

Violation Description - Installation of AC unit on the northside of property without a permit.
Demolition of screen enclosure for pool without a permit. Installation of sprinklers without a permit.

Remedy - Must obtain "After the fact" permit for all the work performed.

Owner - Montserrate Realty Holdings LLC

Code Enforcement Officer Vilato

[CE301314-033](#)
[021](#)

625 Tiziano Avenue

Violation Description - Windows changed without approval and permits.

Remedy - Must obtain approval and permits for all windows being changed.

Owner - Scott D.Kravetz & w/Liliana

Code Enforcement Officer Quintana

[CE304752-080](#)
[521](#)

617 Zamora Avenue

Violation Description - EXP - UNB Pool permit is not finalized and no contractor is attached/ BL20-03-7187 is expired.

Remedy - Must reactivate permit as "owner builder" obtain change of contractor, complete building, obtain all pending inspections to close.

Owner - Rogelio Villanueva Silvana Peraza

Code Enforcement Officer Schwartz

[CE300440-022](#)
[521](#)

901 San Pedro Avenue

Violation Description - Expired permits. I:E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884. Permits exists for more than 1 year. I:E BL18043823, BL14064036, EL14103350, PL14102878, PL14102884.

Remedy - Permit must reactivated, call for all final inspections and close permit. Building must be completed as per plans and specifications on building permit issued.

Owner - Peter Lima

Code Enforcement Officer Quintana

[CE299986-020](#)
[821](#)

1221 Milan Avenue

Violation Description - Exterior work on side of property including concrete (elevated patio), 4x4 posts and lighting without required permits. Also to include front addition done without permit.

Remedy - STOP ALL WORK - Must obtain "after the fact" permit for new work, and or demolish with required permit.

Owner - Peter A. Saliamonas & w/Anne S.

Code Enforcement Officer Schwartz

[CE306125-111](#)
[621](#)

6979 Sunrise Drive

Violation Description - Expired Permit : BL14073838 Replace 22 Windows White Frame Clear Glass.

Remedy - Must Reactivate Permit and Call For Inspections to Finalized.

Owner - Happy Horizons LLC c/o Paul Barkus

Code Enforcement Officer Roman

CE305529-093
021

7911 Altamira Street

Violation Description - Screening is missing and/or in disrepair.
Dead vegetation on roof of enclosure.

Remedy - Screening must be repaired. Might require approval and permits.

Remove any and all dead vegetation, including from the roof of the enclosure.

Owner - Grace Salem

Code Enforcement Officer Quintana

CE305613-100
521

87 Coral Way

Violation Description - Exterior of property requires maintenance:
Walls, front entrance and sidewalk are dirty and weeds against exterior wall.

Remedy - Must clean and/or paint, remove weeds. Obtain approval and permit.

Owner - 93 MM Holdings LP c/o Wexford Capital LP

Code Enforcement Officer Delgado

CE299517-011
421

827 Ortega Avenue

Violation Description -

1. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition.

Remedy -

1. Register the property and apply for, obtain, and pass final inspection on all required permits to maintain the property.
2. Apply for, obtain, and pass final inspection on all required permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for repairs, as required.
3. Clean the sidewalk.

**Owner - LOGOS HOMES, INC A/K/A LOGO HOMES INC.
C/O LEONARDO MENDES
REGISTERED AGENT**

Code Enforcement Officer Schwartz

CONTINUED CASES

CE290492-010 480 Biltmore Way
920

Violation Description - Signs on business storefront without required approval and/or permit. "Pure Project Home".

Remedy - Must obtain "after the fact" permit for installed signs, on the exterior storefront and the interior door sign. Obtain all inspections to close.

Owner - John Guarino TRS

Code Enforcement Officer Schwartz

HISTORIC CASES

[CE288385-091](#) 1252 Obispo Avenue
[019](#)

CEB 3-16-22 Returning for status report.

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75/\$108.75. Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, +\$108.75 admin fee. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

[CE289684-112](#) 1252 Obispo Avenue
[519](#)

CEB 3-16-2022 Returning for Status Report.

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance.

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75 Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, admin fee waived the Board. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

REQUEST TO BE HEARD ON EXTENSION OF TIME

STATUS REPORT

[CE285183-032](#) 6913 Talavera Street
[119](#)

CEB 3-16-2022 - Returning for status report

CEB 9-15 -2021 - Returning for monthly status report

CEB 6/17/2021 - Returning for monthly status report

CEB 4/21/2021 - Returning for monthly status report - lien has been recorded

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

CEB - 10-21-2020 - Continued to November

CEB - 9-23-2020 - Returning to get full report from the Zoning Department.

CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.

Documents presented into Public Record by Barbara Garcia.

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits. (Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

ADJOURNMENT