

City of Coral Gables

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



Meeting Minutes

Wednesday, May 18, 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

CALL TO ORDER

ROLL CALL

- Present:** 6 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller
- Excused:** 1 - Board Member Guarch

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES

[CE303505-06](#) 358 San Lorenzo Avenue
[1621](#)

Violation Description -Landscaping on the city swale without a permit.

Remedy - Must obtain a permit or remove landscaping.

Owner - Merrick Park LLC

Code Enforcement Officer J. Garcia

Guilty/14 days/\$250.00 a day/\$108.75 Admin. Fee

[CE281290-10](#) 833 Alberca Street
[1718](#)

Violation Description - Installed artificial turf without approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - Roberto Lopez & Beatriz Suarez

Code Enforcement Officer Delgado

6 months to come back to board

CE300057-02 50 Alhambra Plz Unit Hotel
1121

Violation Description - Expired permits exists: BL-19-11-4719 (Interior alterations), BL-19-05-5348 (pool renovation), EL-16-09-6655 (new fire alarm system) ME-13-06-1013 (a/c change-out) and ME-19-02-3249 (replace air handler). Work has not been finalized in over a year after commencement for ME-13-06-1013 and ME-19-02-3249.

Remedy - Must reactivate permits, call in for inspection and final permits out.

Owner - ASHFORD CORAL GABLES LP

Code Enforcement Officer Delgado

Guilty/90 days/\$250.00 a day/\$108.75 Admin. Fee
Ayed by all board members

CE303256-06 2805 Columbus Blvd.
0921

Violation Description - WWP- Painting of aluminum fencing around parameter without approval and/or permit.
Paver work without permit including the driveway approach.

Remedy - Stop work / Must obtain after the fact permit for work being performed.

Owner - HOUSTON MOUNTAIN HOLDINGS LLC

Code Enforcement Officer Schwartz

Continued

CE303180-06 3130 Hernando Street
0821

Violation Description - Front door is falling apart on Anastasia side/ and missing window. window missing on Hernando front door. Walls and awnings are dirty.

Interior unit 6 - extensive mold in bathroom, ceiling repair without permit. Newly installed bathroom window does not open. Top Kitchen cabinets have a large hole exposing rotted wood.

Exterior handrailing has broken in the rear unit.

Electrical meter room is full of storage boxes/debris and trash.

Remedy - Must replace exterior door with permit/ must clean walls and replace broken handrailing in the rear with permit.

Must clear electrical meter room of all storage, debris and trash.

Must repair unit 6, kitchen hole exposing rotted wood, clear bathroom of mold with permits.

Owner - PEDRO MERINO &W BLANCA ROSA % MIDE LA AGUILERA

Code Enforcement Officer Garcia/Schwartz

Guilty/30 days to clean and 6 months and permit obtained/\$250.00 a day/\$108.75 Admin. Fee

CE305898-10 1224 Almeria Avenue
2721

Violation Description - 6ft green chain link fencing installed with concrete slab/walkway at rear of property without permit.

Remedy - Obtain after the fact permit for installed concrete and fencing/ or remove with demo permit.

Owner - PABLO JOSE VALDES TRS PABLO JOSE VALDES REV TR
LUCILLA SUERO TRS NIURKA FONTE ESQUIVEL TRS

Code Enforcement Officer Schwartz

**Guilty/2 weeks/\$150.00 a day/\$108.75 Admin. Fee
All ayed**

[CE301836-04](#) 6880 Granada Blvd.
[2021](#)

Violation Description - Permit #: 50071
Swimming Pool, Pool Deck, Screen Wall, Fountain, BBQ, Pool Equipment
& Slab
BL21068259

Remedy - Must re-open permit and schedule all pending inspections to
close accordingly.

Owner - R HARVEY SASSO & W JAN A

Code Enforcement Officer Roman

Continued

[CE302780-05](#) 6801 Pullen Avenue
[2521](#)

Violation Description - Permit expired: BL16047004 (** 2 STORY NEW
RESIDENCE W/ TOWER (2,772.5 SF) *** SIMPLIFIED *** COV TERR,
COV ENTRY, COV BREEZEWAY/BRIDGE, BRICK DRIVEWAY W/1
BRICK APPROACH, WALKWAY, PATIO, LANDSCAPING, CONCRETE
STAIRS, SPIRAL STAIRCASE)

Remedy - Must reactivate permit.

Owner - PULLEN INVESTMENTS LLC

Code Enforcement Officer Roman

Continued

[CE300239-02](#) NOVI-22-04-0295 6855 East Edgewater Drive
[1721](#)

This case has been migrated to Energov for completion. See Energov case #NOVI--22-04-0295

Violation Description -EXPIRED PERMIT BL20066473- TOTAL BUILDING RENOVATIONS: WINDOWS/ DOORS/ BALCONIES/ WALKWAYS/ PARKING LOT/ LANDSCAPING/ NEW BIKE RACK/ FENCE & GATE

Remedy -MUST REACTIVATE PERMIT(S) AND PASS ALL INSPECTIONS TO CLOSE PERMIT(S).

Owner - EDGEWATER EAST CONDO APTS II

Code Enforcement Officer Roman

Continued

[CE294225-06](#) NOVI-22-04-0297 350 S. Dixie Hwy.
[0420](#)

This case has been migrated to Energov for completion. See Energov case #NOVI-22-04-0297

Violation Description -Commercial Property in need of maintenance, displayed windows are cracked.

Windows of vacated building have not been properly made opaque. Maintaining signs (KMP) advertising a business that has vacated the premises.

Commercial property lot is overgrown and in need of maintenance (Grass, weeds, wild growth).

Remedy - Cracked displayed windows must be replaced.

Must opaque windows of vacated commercial building.

Remove all signs advertising a business from premises.

Cut &,trimmed all wild overgrowth weeds, grass from commercial property lot.

OBTAIN ALL REQUIRED PERMITS FOR WORK BEING DONE.

Owner - 350 US1 LLC

Code Enforcement Officer Roman

Continued

[CE305714-10](#) NOVI-22-04-0269 6914 Mindello Street
[1421](#)

This case has been migrated to Energov for completion. See Energov case #NOVI-22-04-0269
Violation Description - Installation of gravel approach without approval or permit.

Remedy -Must obtain approval for work done from Public Works and/or replace back to asphalt (will need permit).

Owner - CARLOS SILVA
MARIA CECILIA ARIZA PABON

Code Enforcement Officer Roman

Continued

[CE308258-02](#) 446 Loretto Avenue
[1722](#)

Violation Description - Walls, soffits, fascia and garage door have peeling paint and mildew. walkways, driveway and sidewalks are dirty.

Remedy - Must pressure wash all walls, fascia, garage door, walk ways, sidewalks and driveway. Must paint walls, overhangs, fascia, garage door where necessary. Must obtain all permits and approvals to complete work.

Owner -Stella Crismanich

Code Enforcement Officer Vilato

Guilty/30 days/\$150.00 a day/\$108.75 Admin. Fee

[CE297928-11](#) 4800 Le Jeune Road
[0420](#)

Violation Description -The property roof is in disrepair. The soffits are missing in some areas. The building walls are dirty, discolored and/or peeling. Windows are missing paint around the sills. Parking lot is missing pavement in some areas.

Address sign is in disrepair. Windows are missing cover and not opaque. Swale is missing ground cover. Walkways and sidewalks are dirty.

Remedy - Must repair property roof. Must replace soffits in areas which missing. Must clean and paint property walls as to match existing. Must painting window sills to match existing. Must repave missing areas in parking lot.

Must repair address sign. Must cover screen windows from view of the public. Must recover the swale area. Must clean walkways and sidewalks.

Owner - Properties 4 Us Inc.

Code Enforcement Officer Vilato

Agreed Order entered into

[CE298669-12](#) 540 Reinante Avenue
[0820](#)

Violation Description - Boat Lift installed without approval and permits.

Remedy - Obtain approval and permits for the boat lift or must remove.

Owner - Cheryl Hamersmith C/O Alex Jimenez

Code Enforcement Officer Quintana

Guilty/30 days/\$150.00 a day/\$108.75 Admin. Fee

[CE300248-02](#) 8150 Old Cutler Road
[1821](#)

Violation Description - Property painted without color pallet approval.
Hedge installed on the City right of way without approval and permits.

Remedy - Must obtain a color pallet approval.

Hedge installed on the City right of way needs approval and permits or to be removed.

Owner - Ananta Associates Inc.

Code Enforcement Officer Quintana

Continued

CONTINUED CASES

HISTORIC CASES

CE302743-05 1104 Malaga Avenue
2421

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 226, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: repeat violation: Structure's roof, chimney, exterior walls, front and rear steps, patios, and porches, and garage stairs are dirty and in need of cleaning or painting; and front doors are discolored and fading; garage doors are damaged; and some windows are boarded
- 3. Section 34-104 of the City Code: to wit: repeat violation, there is abandoned vehicle (Jaguar s-type) on the Property.

Remedy -

- 1. Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
- 2. Clean roof, chimney, exterior walls, patios, porches, and steps, and stairs, apply for, obtain, and pass final inspection on color pallet approval to paint Structure and any required development approvals, including, but not limited to, building permits for repair of the garage doors and windows
- 3. Remove, cover, or register and repair the abandoned vehicle.

Owner - Dennis Pozzessere & W Heather

Code Enforcement Officer Sheppard

Agreed Order
All ayed

REQUEST TO BE HEARD ON EXTENSION OF TIME

STATUS

ADJOURNMENT