

City of Coral Gables

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



Agenda

Wednesday, February 20, 2019

8:30 AM

City Hall, Commission Chambers, 2nd Floor

Code Enforcement Board

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

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[19-8395](#) Code Enforcement Board Minutes of January 16, 2019

PUBLIC HEARING*SWEARING IN OF INTERESTED PARTIES*

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

[CE280441](#) 12600 Virtudes St

Violation Description - Unfinished roof. Walls, columns, fascia, garage door and driveway are dirty and/or in need of paint and sealer. Awning(s) / canopy(s) in disrepair and/or missing.

Remedy - Must complete roof work and required inspections. Clean and/or paint areas noted above and seal discolored driveway. Make necessary repairs to awning(s) / canopy(s). Obtain any necessary approvals and permits.

Owner - Lane S Srochi

Code Enforcement Officer A. Garcia

[CE280409](#) 357 Almeria Avenue

Violation Description - Failure to maintain the building water tight. Tenants are having water intrusion problems in their units due to water penetrating the exterior walls of the building. Engineer's report attached indicating as such.

Remedy - Must make necessary repairs to exterior of building to remediate water intrusions and pooling of water throughout decks around the building.

Owner - Gables Park Tower Condominium Association Inc.

Code Enforcement Division Manager Ortiz

CE281494

1109 Asturia Avenue

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Juan V Calderon

Code Enforcement Division Manager Ortiz

CE264636

3933 Riviera Drive

Violation Description - City Code - Chapter 105, section 105-26, F.B.C. - section 105.1 and section 3-207 of the City Zoning Code, work done without a permit, to wit: Exterior structure (pool pump house and shower) at rear of property built without approval and permit.

Remedy - Must apply for, obtain, and pass final inspection on an after-the-fact permit for the exterior structure at the rear of the property.

Owner - Daile Grave De Peralta

Code Enforcement Division Manager Ortiz

CE281686

9440 Old Cutler Road

Violation Description - Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the property, which is vacant. Sections 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code, to wit: work without a permit, to wit: installation of two sheds on the property.

Remedy - Register the property and apply to re-open and pass final inspection on all required permits to complete the structure on the property. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize or demolish all work done without a permit.

Owner - Juwan A. Howard TRS

Code Enforcement Division Manager Ortiz

CE280501

750 San Juan Drive

Violation Description - Exterior violation Zoning Code Article 3, Section 3-208 (i.e. Gas tank installed on side of property without approval and permit).

Remedy - Must provide or seek all necessary permits and inspections for installation of gas tank on side of property.

Owner - Paul Di Capua & Deborah Di Capua

Code Enforcement Officer Paz

CE273991

1540 Algardi Avenue - Extension of Time Request

Status Report - Case was heard at the Code Enforcement Board hearing on 3/21/2018. The property was found guilty with 60 days to comply or a \$150 per day fine thereafter; administrative fee waived by the Code Enforcement Board. 120 day extension of time granted at the Code Enforcement Board hearing on 7/18/18.

Violation Description: Roof, walls, porch, walkway, benches, decorative lions and light post are dirty and or discolored. Pool pump is making a loud noise.

Remedy: Need to clean and/or paint. Painting will require approval. Pool pump will need repairs and need to obtain necessary permits.

Owner: Est of Alicia Maria Menendez

Code Enforcement Officer Sheppard

HISTORICAL PROPERTIES

CE273776

108 Oak Avenue - Status Report

Violation Description - work without a permit violation city code 105-26 & florida building code 105.1 - Windows and doors installed without permits.

Remedy - Must obtain permit and approval or remove.

Owner - Jun Liang

Code Enforcement Officer Paz

DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.