

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, November 18, 2020

8:30 AM

Public Participation via Zoom

City Hall, Commission Chambers, 405 Biltmore Way, Code  
Enforcement Board Hybrid/Virtual Hearing  
**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*

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, November 18, 2020, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

**CALL TO ORDER****ROLL CALL**

Meeting was called to order by Vice Chairperson, George Kakouris.

Present for Hybrid were: George Kakouris; J.M. Guarch; Jeff Flanagan; Christopher Zoller and Alex Bucelo.

Virtual via Zoom were: Chairman, Andres Murai, Jr.; Ignacio Borbolla; City Attorney, Miriam Ramos and Court Reporter.

**Present:** 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**APPROVAL OF THE MINUTES**

Minutes of October 21, 2020

**A motion was made by Board Member Flanagan, seconded by Board Member Borbolla, that this matter be approved. The motion passed by the following vote.**

**Yeas:** 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**PUBLIC HEARING****RESOLUTION NO. 2020-259**

Rules of Procedures for Hybrid Meetings of the Coral Gables Code Enforcement Board

The Board member's unanimously approved the Rules of Procedures for Hybrid Meeting's.

**A motion was made by Board Member Guarch, Jr., seconded by Board Member Flanagan, that this matter be adopted. The motion passed by the following vote.**

**Yeas:** 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

**NEW CASES**

357 Almeria Avenue - Unit 1506

Violation Description - Complete kitchen and bathroom renovation, electrical and plumbing alteration, floor replacement.

Remedy -Must obtain all necessary permits and inspections. \*note\* stop

work order placed by Code enforcement officer until permits are obtained.

Owner -Enrique De La Vega

Code Enforcement Officer J. Garcia

Case continued due to improper notice.

**This Code Enforcement Board Violation was Continued**

1251 Hardee Road

Violation Description - Expired permit. I:E BL-08-03-0591, EL12069390, ME12071222, PL11086980 for residential addition.

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

Owner - Chabad of the Gables Inc

Code Enforcement Officer's Roman / Quintana

Found guilty, comply within 7 days of Board's hearing by re-activating permit(s) and comply 60 days of Board's hearing by completing all work necessary and closing out permit(s). \$250 daily fine to commence if no compliance. Administrative Fee assessed by the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas: 7 -** Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr and Board Member Guarch Jr.

3912 Durango Street

Violation Description - Building permit BL-13-09-1495 is expired.

Remedy - Must renew and close permit.

Owner - Maria Gonzalez Trs & Durango Trust

Code Enforcement Officer Ernesto Bermudez

Case was removed from agenda. Working towards compliance.

311 Ponce de Leon Boulevard

Violation Description - Expired/abandonment permit BL-11-09-5560 covering a proposed residential addition.

Remedy - Please re-activate the permit BL-11-09-5560, call for all pending inspections, pass pending inspections and close out permit.

Owner - Haralabos Grillas

Code Enforcement Officer - Martha S. Delgado

**A motion was made by Board Member Murai, Jr, seconded by Board Member Flanagan, that this matter be Complied prior to hearing. The motion passed by the following vote.**

**Yeas: 7 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Zoller**

1522 Malaga Avenue

Violation Description - Expired permit: BL14-08-3416 - Residential addition.

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

Owner - Elizabeth Ann Martin

Code Enforcement Officer Delgado

Case continued to CEB Hearing scheduled for January 20, 2021.

**A motion was made by Board Member Guarch, Jr., seconded by Board Member Bucelo, that this matter be Continued. The motion passed by the following vote.**

**Yeas: 7 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Zoller**

6909 Sunrise Terrace

Violation Description - Permit# BL13011342 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose F Valdivia III & W Jenny B

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer

Roman

Found guilty, comply within 45 days of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Bucelo, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas: 7 - Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan and Board Member Guarch Jr.**

7528 Los Pinos Boulevard

Violation Description - Permit# BL12091749 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Gabriel C Albelo / Lissette Calderon

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Quintana

Found guilty, comply within 6 months of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Bucelo, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.**

5401 Maggiore Street

Violation Description - Permit# BL11085147 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose A Segrera & W Elaine

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Roman

Found guilty, comply within 30 days of Board's Hearing. \$150 daily fine to commence if no compliance. \$108.75 administrative fee assessed by the Board.

A motion was made by Guarch, Jr., seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Guarch Jr.

528 Giralda Avenue

Violation Description -

1) Section 34-55 of the City Code - Failure to consistently maintain the Property, including but not limited to, by allowing overgrown vegetation, including vegetation that has grown over the sidewalk.

2) Sections 34-202 and 203 of the City Code - Failure to register the Property as vacant and in default of a mortgage and failure to maintain the Property.

3) Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code - As to the Structure: Roof in disrepair (leaks) and plastic cover placed on roof.

Remedy -

1) Remove the overgrown vegetation from the Property and from over the sidewalk.

2) Register the Property on the registry for vacant properties and correct all code violations as set forth herein.

3) Remove plastic cover and apply for, obtain, and pass final inspection on all required permits to repair/replace roof.

Owner - Elisa Gorayeb EST of c/o Lisabeth Sanchez and/or Interested parties

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Schwartz

Case continued to CEB Hearing scheduled for January 20, 2021.

**This Code Enforcement Board Violation was Continued**

**CONTINUED CASES FROM PREVIOUS HEARING(S)**

535 Caligula Avenue

**CEB - 10-21-2020 - Working on Agreed Order - Continued to November**

Violation Description -

1. Sections 34-203 City Code - Failure to maintain the Property that is in default of the mortgage.
2. Sections 226 and 255 of Chapter 105, Minimum Housing Code, of the City Code - Failure to maintain an accessory structure by allowing the following: fence/wall is in disrepair, section of wall is missing.
3. Section 3-108 Zoning Code - Please note that, while this does not currently constitute a violation, the temporary wire fence, that the neighbor put to cover the gap in the fence/wall where the fence/wall is in disrepair and a section of the fence/wall is missing, must not be removed or it will constitute a failure to provide a protective wall or fence 4 feet in height.

Remedy -

1. Correct all code violations on the Property as set forth herein.
2. Apply for, obtain, and pass final inspection on all permits to repair or demolish the fence/wall.
3. Maintain in place a protective wall or fence 4 feet in height at all times or repair perimeter wall.

Owner - Sean Coutts and/or Interested parties

Code Enforcement Field Supervisor A. Garcia

Agreed Order read into the record by City Attorney, Miriam Ramos.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas: 7 - Board Member Bucelo, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.**

6913 Talavera Street

**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.**



**Document 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 a 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 or which has been installed without approval permits must be removed.

Owner - Barbara Garcia

Code Enforcement Officer's Quintana/Roman

Found guilty, 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 and legalizing. At the request of the CEB to return monthly to provide status reports beginning on January 20, 2021.

A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be Continued. The motion passed by the following vote.

Yeas: 7 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Guarch Jr. and Board Member Bucelo

**STATUS REPORT CASES**

1615 Ferdinand Street

**11-18-2020 - Returning for monthly status report**

**3-18-2020 - Returning for monthly status report**

**2-19-2020 - Returning for monthly status report**

**1-15-2020 - Returning for monthly status report**

**11-20-2019 - Found Guilty** - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed by by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates tobe provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)

BL 17-12-2086 (Residential Addition)

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

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

Status Report provided by property owner of significant progress having been made. To return in 90 days from Board's hearing for additional status to CEB Hearing scheduled on February 17, 2021.

**A motion was made by Board Member Guarch, Jr., seconded by Board Member Bucelo, that this matter be Continued. The motion passed by the following vote.**

**Yeas: 7 -** Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Bucelo, Board Member Murai Jr and Board Member Guarch Jr.

## **DISCUSSION ITEMS**

The Board Members unanimously cancelled the Hearing's scheduled for December 16, 2020.

## **ADJOURNMENT**

Meeting was adjourned by Vice Chairperson, George Kakouris.