

# City of Coral Gables

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



## Meeting Minutes

Wednesday, February 12, 2025

8:30 AM

Police and Fire Headquarters, Community Meeting Room

### Code Enforcement Board

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

<https://us06web.zoom.us/j/82004327867>

## **CALL TO ORDER**

## **ROLL CALL**

**Mr. Borbolla is no longer serving as a member of the board as of 2/11/2025.**

**Present:** 5 - Board Member Correa, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

**Excused:** 1 - Chairperson Murai Jr

## **APPROVAL OF THE MINUTES**

There were no minutes to approve.

## **PUBLIC HEARING**

**NEW CASES****NOVI-22-04-0 454 ROSARO AVE  
273**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by

reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Artificial turf installed without approval and permits.

Remedy - Must obtain permits and all required inspections or remove artificial turf.

Owner - JUAN C COTARELO

Code Enforcement Officer Casimir

**Guilty / 60 days to obtain permit or remove / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-05-7 229 Ridgewood Rd.**  
**694**

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required. (a) Violations of this section shall be punishable as provided in section 1-7. (b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations. (Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments - Gravel on right of way without permit(s).

Remedy - Obtain all City permits. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions.

Owner - MWASHUMA KAMATA NYATTA TRS

Code Enforcement Officer Casimir

**Guilty / 30 days to remove or to obtain permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-22-10-1 155 GIRALDA AVE**  
**406**

Violation Description - Condition of commercial property(a) - Sec. 105-29. Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Code Enforcement Officer Comments - Rear parking lot area is in disrepair.

Remedy - Clean and maintain exterior of property. Must be repaired and must obtain approval and permits.

Owner - GAIL S ACKERMANN TRS

Code Enforcement Officer Delgado

**Guilty / 30 days to obtain permit, repair and close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-24-02-4 86 CORAL WAY**  
**966**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Window wrap installed without approval and permit- Say Tea.

Remedy - Must obtain approval and permit, call in for all inspections and finalize permit.

Owner - MIRACLE CENTER or R/A: LEON ZWICK

Code Enforcement Officer Delgado

**Guilty / 30 days to apply and obtain permit or remove / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-23-01-1 2121 RED RD**  
**720**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Work without permit(s), including but not limited to, property painted, wooden accent panels, and artificial grass.

Remedy - Cease and desist all un permitted work. Must obtain all necessary permits.

Owner - ALBERTO MONTERO

Code Enforcement Officer Selva

**This Code Enforcement Board Violation was Continued**

**NOVI-24-06-8 1115 MILAN AVE**  
**095**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments - Property in need of maintenance, including but not limited to, awnings in disrepair, discolored exterior walls, and year yard in need of maintenance.

Remedy - Must clean and maintain property. Must apply and obtain necessary permits IF needed.

Owner - HUY D NGUYEN

Code Enforcement Officer Selva

**Continued for 30 days.**

**NOVI-24-08-8 3294 RIVIERA DR**  
**266**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Work without permit(s), including but not limited to, interior renovations, ceilings, light fixtures, and air duct removed/replaced.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - YOURDETTY LEYVA

Code Enforcement Officer - Selva

**Guilty / 120 days to obtain permit / \$150 daily running fine / \$108.75 administrative fee.**



**NOVI-24-10-8 221 CASUARINA CONC**  
**423**

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - Installed floating dock without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after the fact permit for floating dock or remove.

Owner - PIERIC J VAUCHER DE LA CROIX TRS

Code Enforcement Officer Vilato

**Guilty / 30 days to remove or to obtain permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-09-8 1131 SUNSET DR**  
**318**

Violation Description - Landscaping - General Requirements -  
Maintenance - Section 6-103

- a. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit.
- b. All planting areas shall be kept free from refuse and debris.
- c. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade.
- d. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute.
- e. Trees shall be pruned in the following manner:
  - i. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
  - ii. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown.
  - iii. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
  - iv. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
  - v. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade County Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size.
  - vi. Hatracking of trees shall be prohibited.

Code Enforcement Officer Comments - Missing ground cover on city swale.

Remedy - Comply with Section 6-103, Section A. Maintenance, Sub-section 5. Must install ground cover on city swale; IE Sod. Or other approved ground cover with a permit/approval from Public works.

Owner - JAMES BORJA &W

Code Enforcement Officer Vilato

**This Code Enforcement Board Violation was continued for 60 days.**

**NOVI-23-11-3**  
**864**

**5815 PONCE DE LEON BLVD**

Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - Installed a new door at rear of property without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact Permit for door installation.

Owner - SEKOFF INVESTMENTS

Code Enforcement Officer Vilato

**Guilty / 90 days to obtain permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-24-11-8 1125 SAN PEDRO AVE**  
**523**

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - Installing new landscape throughout property without a permit.

Comply with Section 14-202.8. Must obtain a after the fact permit for landscape installation. No additional work to be done before permit obtained.

Owner - ANDRE MOLINARI

Code Enforcement Officer Vilato

**Guilty / 45 days to obtain permit and close / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-10-8 430 BARBAROSSA AVE**  
**453**

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - EXTERIOR ALTERATIONS, CONCRETE PAVER DRIVEWAY, WALKWAY, DECORATIVE BRICK FEATURES REMOVED / REPLACED WITH TILE, INCLUDING EXTERIOR PAINTING WITHOUT A COLOR PALETTE APPROVAL.

Remedy - PLEASE OBTAIN APPROVED AFTER THE FACT PERMIT FOR CONCRETE PAVER DRIVEWAY, WALKWAY, DECORATIVE BRICK FEATURES REMOVED / REPLACED WITH TILE, INCLUDING COLOR PALETTE APPROVAL FOR EXTERIOR PAINTING.

Owner - DAVID EVENSKY

Code Enforcement Officer Lugo

Guilty / 120 days to obtain permit and close / \$150 daily running fine / \$108.75 administrative fee.

**NOVI-24-09-8 4944 LE JEUNE RD**  
**335**

ViolationDescription - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: WORK WITHOUT A PERMIT, INTERIOR COMMERCIAL TILE WORK.

Remedy - PLEASE OBTAIN APPROVAL AND PERMIT, CALL FOR INSPECTIONS, AND CLOSE PERMIT.

Owner - BAYSHORE REAL ESTATE LLC

Code Enforcement Officer Lugo

**Guilty / 30 days to open permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-24-12-8 2000 PONCE DE LEON BLVD**  
**557**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - WORK WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO, REMOVAL / REPLACEMENT OF WINDOWS AND DOORS, EXTERIOR AND INTERIOR ALTERATIONS, ELECTRICAL,

Remedy - OBTAIN APPROVAL AND PERMITS FOR ALL UN PERMITTED WORK, CALL FOR INSPECTIONS AND CLOSE PERMIT.

Owner - 2000 PONCE OWNER LLC

Code Enforcement Officer Lugo

**This Code Enforcement Board Violation was Complied prior to hearing**

**NOVI-24-06-8 525 MENENDEZ AVE**  
**061**

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - EXPIRED PERMIT,  
PLUR-22-05-0505, Replace drainfield

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/developmentservices@coralgables.com

Owner - BEATRIZ GAMBACH LE

Code Enforcement Officer Lugo

**This Code Enforcement Board Violation was Continued prior to hearing**



**NOVI-24-07-8 353 ARAGON AVE**  
**184**

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - EXPIRED PERMIT  
POSP-23-06-0322 SWIMMING POOL RENOVATION. SPECIAL  
INSPECTOR REQUIRED FOR ALL STRUCTURAL REPAIRS. M. LOPEZ.

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. if you require further assistance, please contact: Development Services at 305-460-5245/  
developmentservices@coralgables.com

Owner - SCG ATLAS GABLES GRAND PLAZA LLC

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Continued prior to hearing**

**NOVI-22-08-1 90 EDGEWATER DR UNIT 1123**  
**211**

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT:  
BL-19-07-4984 TYPE OF WORK: INTERIOR ALTERATION ONLY  
EXPIRED: 11/10/2020

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. if you require further assistance, please contact please contact: Antonio Silio at 305-460-5206  
asilio@coralgables.com or Development Services at  
305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit  
Coordinator at 305-460-5272/jpino@coralgables.com

Owner - ANTONIO A RODRIGUEZ & W MARISEL

Code Enforcement Officer Ramos

**Guilty / 30 days to re-activate permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-23-07-2 8225 LOS PINOS BLVD**  
**624**

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - EXPIRED PERMIT:  
BL-21-02-6580DRIVEWAY

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/Developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - GEORGE C BUSH & W ANDREA

Code Enforcement Officer Ramos

**Guilty / 30 days to reactivate permit / 60 days to close / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-23-07-2 3115 PONCE DE LEON**  
**637**

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - EXPIRED PERMIT  
PL-19-06-5169 PLUMBING WORK FOR BUILDING SEWER  
REPLACEMENT & CONNECTION TO EXISTING LATERAL

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/Developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - SANAPROPERTY2 LLC

Code Enforcement Officer Ramos

**Guilty / 30 days to re-activate permit and 6 months to close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-24-01-4 1700 COUNTRY CLUB PRADO**  
**390**

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Installation of metal fence without a permit.

Remedy - Must obtain all necessary permits for the installation of metal fence.

Owner - ALEJANDRO D GRAVIER

Code Enforcement Officer Ramos

**Guilty / 90 days to open permit and close / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-23-12-4 671 BILTMORE WAY Unit:COMMON AREAS**  
**200**

Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT BL-21-08-7975  
PLANS FOR CORRECTION MEASURES FOR CODE VIOLATION -  
DEMOLITION OF EXISTING WOOD DECK, STEEL FRAME, REMOVAL  
OF GLASS BLOCKS AND EXITING A/C WALL UNIT

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. if you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/  
asilio@coralgables.com or Development Services at 305-460-5245/  
developmentservices@coralgables.com or Jorge Pino/Mobile Permit  
Coordinator at 305-460-5272/ jpino@coralgables.com

Owner - BILTMORE VILLAGE CONDOMINIUM THE PEACOCK  
BUILDING ASSOCIATION INC

Code Enforcement Officer Ramos

**Guilty / 30 days to re-activate or extend and 120 days to close. / \$250 daily  
running fine / \$108.75 daily running fine.**

## CONTINUED CASES

There were no continued cases.

## HISTORIC CASES

### NOVI-23-09-3 24 PHOENETIA AVE 247

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Installed solar panels on roof without approval and permit.

Remedy - Must obtain approval and permit.

Owner - ARTURAS KOZYROVICIUS

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued prior to hearing**

**NOVI-24-01-4 2312 PONCE DE LEON BLVD**  
**642**

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments - Artificial landscaping on exterior walls -IL DUOMO DEI SAPORI

Remedy -Must obtain approval and permit or remove.

Owner - 2312 PONCE HOLDINGS LLC or R/A: WORLDWIDE  
CORPORATE ADMINISTRATORS, LLC WORLDWIDE

Code Enforcement Officer Delgado

**Guilty / 90 days to remove or to obtain permit / \$250 daily running fine / \$108.75 administrative fee.**



**NOVI-24-04-6 1125 GREENWAY DR**  
**625**

Violation Description - Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair (a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition. (Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No.2309, § 1, 5-8-1979)

Code Enforcement Officer Comments - Sidewalk abutting property in disrepair.

Remedy - Must remedy defective sidewalks. - Repair/Replace damaged sidewalk; contact [building@coralgables.com](mailto:building@coralgables.com)/305-460-5235 and apply for/obtain all required permits.

Owner - CLAUDIA PUIG

Code Enforcement Officer - Selva

**Guilty / 30 days to obtain permit and repair / \$150 daily running fine / \$108.75 administrative fee.**

**STATUS CASES**

**NOVI-23-05-2** 4845 HAMMOCK LAKE DR  
**224**

*8/21/24 Guilty/60 days to comply/\$150.00 a day/\$108.75 Administrative Fee*

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required.

(a) Violations of this section shall be punishable as provided in section 1-7.

(b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations.

(Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation on city swale without a permit.

Remedy - Obtain all City permits. Please contact  
building@coralgables.com or 305-460-5245 for any additional questions

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**No Action**

NOVI-23-05-2 4845 HAMMOCK LAKE DR  
223

*8/21/24 Guilty/60 days to comply/\$150.00 a day/\$108.75 Administrative Fee*

Violation Description - Zoning permit required - Section 14-202.8. Zoning permit

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Artificial turf and gravel installation on private property without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**No action.**

## **DISCUSSION ITEMS**

Next hearing scheduled for March 12, 2025 at 2151 Salzedo St.

## **ADJOURNMENT**

## **NOTE**