

City of Coral Gables

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



Agenda

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****APPROVAL OF THE MINUTES**

[20-1830](#) Minutes of October 21, 2020

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*

[20-1831](#) Rules of Procedures for Hybrid Meetings of the Coral Gables Code Enforcement Board

NEW CASES

[CE290220-122](#) 357 Almeria Avenue - Unit 1506
[319](#)

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

[CE288443-091](#) 1251 Hardee Road
[219](#)

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

CE288330-090 3912 Durango Street
619

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

CE290613-011 311 Ponce de Leon Boulevard
520

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

CE288364-090 1522 Malaga Avenue
919

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

CE290663-011 6909 Sunrise Terrace
620

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 Quintana

[CE290643-011](#) 7528 Los Pinos Boulevard
620

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

[CE290653-011](#) 5401 Maggiore Street
620

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

[CE297838-103](#) 528 Giralda Avenue
020

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

CONTINUED CASES FROM PREVIOUS HEARING(S)

[CE293285-043](#) 675 Solano Prado
020

Violation Description - Installation of 2 boatlifts without approval and permit.

Remedy - Must obtain approval and permit.

Owner - Mauricio Gugelmin & W Stella Gugelmin

Code Enforcement Officer Quintana

CE293304-043 535 Caligula Avenue
020

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

CE285183-032 6913 Talavera Street
119

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

STATUS REPORT CASES

CE288967-101 1615 Ferdinand Street
819

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

ADJOURNMENT

