

City of Coral Gables

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



Agenda

Wednesday, September 15, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral
Gables, FL 33134

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

ROLL CALL**APPROVAL OF THE MINUTES**

[21-3014](#) Meeting Minutes of July 21, 2021.

PUBLIC HEARING SWEARING IN OF**NEW CASES**

[CE287731-072](#) 634 Aledo Avenue

[419](#)

Violation Description - (MIN) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

Remedy - Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

Owner - Premium Location Invest LLC

Code Enforcement Officer Bermudez

[CE301481-040](#) 110 Sidonia Avenue

[621](#)

Violation Description - Property requires maintenance: Exterior and interior walls & ceilings, front entry steps, all stairwells, stair handrails & railings, walkways are dirty and/or discolored. Asphalt parking lot is in disrepair.

Plumbing and mechanical work without approval and permit.

Remedy - Must clean and/or paint. Obtain approval and permit.
Obtain approval and permit for all plumbing and mechanical work.

Owner - Sidonia 110 LLC

Code Enforcement Officer Delgado

[CE289203-103](#) 1045 Anastasia Ave

[119](#)

Violation Description - Property has roof in disrepair. White form fitting cover/tarp covering roof.

Remedy - Must repair or replace roof with required permit

Owner - Fernando Hugo Pinheiro
Iransy Eustaquio Pinheiro

Code Enforcement Officer - Lynn Schwartz

[CE302568-051](#) 165 Paloma Drive

[821](#)

Violation Description - Expired permit. I:E BL-15-07-6026 for residential interior alterations (dining & foyer) flooring.

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

Owner - Carlos Alberto Lopez Sasha Andreina Bolivar Fraiz

Code Enforcement Officer- Quintana

[CE300054-021](#) 2199 Ponce de Leon Boulevard

[121](#)

Violation Description - Expired permits exist on property: BL15-04-5318 (Interior), BL15-04-5321 (Interior) and BL15-04-5325 and work has not been finalized in over a year after commencement.

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

Owner - P C 2199 Ponce LLC

Code Enforcement Officer Delgado

[CE303461-061](#) 1129 Sevilla Avenue

[521](#)

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and failure to maintain registry of vacant Property current to reflect the new owner and property manager.

2) Sections 226, 227, 248, 250, 255, 275, 278, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the garage: Failure to maintain an accessory structure by allowing: termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

3) Sections 224, 250, 255, 278, 279, and 280 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: termite infestation; roof leaks; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy - 1) Update the registration the Property (at www.ProChamps.com) to reflect the new owner and property manager and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

2) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

3) Tent and fumigate the structure to remove the termite infestation; remove all trash and

debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Darling Point, LLC
c/o Irene Dubrovina

Code Enforcement Field Supervisor Sheppard/Officer Schwartz

CE300184-021 3510 Granada Blvd
621

Violation Description - Building permit BL-15-09-4139 (*CHANGE OF CONTRACTOR* 1 STORY ADDITION) & ME-12-11-0217 are expired.

Remedy - Must reactivate master permit. Must call all inspections including sub-permits to finalize the master permit.

Owner - NIBERTO L MORENO & GILDA P MORENO

Code Enforcement Officer Bermudez

CE290722-012 1415 Granada Boulevard
120

Violation Description - Property has a dirty roof - "roof has been cleaned"
Property has open and expired permits.

Remedy - Must clean roof. "roof has been cleaned"
Must reopen all expired permits and request all inspections to close.

Owner - Celeste R Vasquez

Code Enforcement Officer Schwartz

CE297309-101 37 Majorca Avenue, Unit 501
220

Violation Description - The following permits have been placed on hold by the Building Dept. : BL-19-10-5499, PL-19-11-4760, EL-19-10-5504 & BL-20-10-7252.

Remedy - Must apply for a change of contractor to takeover and complete work. Final all inspections and final permit.

Owner - Oliver De Abreu & Maria Gabriela Penaloza

Code Enforcement Officer Delgado

CE301448-040 437 Vilabella Avenue
521

Violation Description - Wintegrate permit #94040045 (POOL ONLY) is expired.

Remedy - Must reactivate permit and call all inspections to close permit.

Owner - ALBERTO BERNAL & W MAGALY

Code Enforcement Officer Bermudez

[CE302701-052](#) 1230 Genoa Street
321

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.
2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, without a permit.
3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.
4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy -1) Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the property.
2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.
3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.
4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - Linda M Marling

Code Enforcement Officer Schwartz

[CE292391-040](#) 1400 Ponce de Leon Boulevard
120

Violation Description - Ch. 105-26 City Code (EXP): Contractor (BENETTI SERVICES INC.) has withdrawn from permit # BL-18-01-2021 resulting in expiration, abandonment, or suspension of permit for/ concerning interior renovations.

Remedy - Please obtain a new contractor to complete the work to be performed as per the permits. Then re-activate the permit, call for all pending inspections, pass pending inspections and close out permit.

Owner - Sevilla Associates LLC c/o Debrah Bennett

Code Enforcement Officer Delgado

[CE302908-052](#) 1431 Certosa Ave
821

Violation Description - Property roof is dirty and in disrepair.
Walls are dirty and discolored. Garage doors are peeling.
Asphalt driveway is in disrepair. Front entry & walkway and sidewalk are dirty.
Trash and debris found through out the front of the property.

Remedy - Must repair and clean and/or paint property roof.
Must clean and paint walls. Must paint garage doors are peeling.
Must repair asphalt driveway. Must clean front entry & walkway and sidewalk.
Must remove all any trash, debris and litter through out the front of the property.

Owner - IBRB IV LLC

Code Enforcement Officer Bermudez

[CE302772-052](#) 10840 Old Cutler Road
521

Violation Description - Temporary chain link fence installed without approval and permits.

Remedy - Must obtain approval and permits or must remove the temporary chain link fence.

Owner - Adf Reef LLC

ADF REEF LLC

Code Enforcement Officer - Quintana.

[CE298354-112](#) 24 Zamora Avenue
420

Violation Description - Temporary chain link fence does not have approval and permit.

Remedy - Must obtain permit and approval or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

[CE298353-112](#) 28 Zamora Avenue
420

Violation Description - Temporary chain link fence does not have an approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

[CE298352-112](#) 44 Zamora Avenue
420

Violation Description - Temporary chain link fence does not have an approval or permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

HISTORIC CASES

CE281150-101 25 Campina Court 118

Violation Description - Wooden fence installed with out a permit.

Remedy - Remove fence

Owner - Yohandel Ruiz

Code Enforcement Officer J. Garcia

CE302743-052 1104 Malaga Avenue 421

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

CE286634-053 445 Alhambra Circle 119

Violation Description - Removal of decorate iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

CE301912-042 6808 San Vicente Street
221

Violation - Zoning Code -Article 3, section 3-208. Interior construction, alterations, and/or repairs without necessary approval and permit(s).

- City Code - Chapter 105, section 105-26, F.B.C.- section 105.1 Work done without a permit.

Remedy - Performed interior work without approval or permits

Owner - DGK Property Holdings LLC

Code Enforcement Officer Roman

CE295013-070 4101 Santa Maria St
720

Violation Description - Installation of gravel on the city right of way without a permit.

Remedy - Must obtain permit for the gravel from the Public Works Department.

Owner - Robert Baer

Code Enforcement Officer Bermudez

CE295021-070 4101 Santa Maria St
820

Violation Description - Permit numbers are expired: (BL-16-12-6342) COVERED TERRACES, RE-DESIGN OF FRONT FACADE AND REAR FACADE, WOOD LOUVERS & (BL-19-03-5522) CONCRETE DRIVEWAY W/1 CONCRETE APPROACHES.

Remedy - Must reactivate the permit and call all necessary inspection to close the permit.

Owner - Robert Baer

Code Enforcement Officer Bermudez

REQUEST TO BE HEARD ON NOTICE OF INTENT TO LIEN

CE290220-122 357 Almeria Avenue - Unit 1506
319

CEB 9-15-2021 - Requested to be heard on Notice of Intent to Lien

CEB 2-17-2021 - G/30/6 months/\$150/\$108.75 admin fee - comply by 3-17-2021 by

applying for permit(s); comply by 8-17-2021 or pay \$150 per day thereafter, +108.75 admin fee.

CEB 1/20/2021 - Continued

CEB 11/18/2020 - Continued due to improper notice

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

CE290653-011 5401 Maggiore Street
620

CEB - 9-15-2021 - Request to be heard on Notice of Intent to Lien

CEB 11-18-2020 - G/30/\$150/\$108.75. Comply by re-activating and closing out permit(s) by 12/18/2020 or pay \$150 per day thereafter, \$108.75 admin fee.

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

HISTORIC STATUS REPORT CASES

CE288328-090 800 Coral Way
619

CEB 9/15/201 - Returning for status as per the Board's order

CEB 7-21-2021 - Requested to be heard on Notice of Intent to Lien - Board order for compliance by September and return to hearing to provide status

CEB 6-17-2021 - G/90/\$150/\$108.75 Previous deadline was amended. CEB extended time of compliance.

Amended CEB Order to sent to respondent(s). Comply by 9/15/2021 by closing out permit(s) or pay \$150 per day thereafter, +\$108.75 admin fee. Return for status report to CEB hearing in September 15, 2021

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

CEB - CEB 6-17-2021 - Returning to request additional extension of time.

CEB - 3-17-2021 - Returning to request that they are granted an extension to the closing of the permit.

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Building permit BL-16-07-6851 (** Inclusive ** 1 Story addition w/garage) has expired.

Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

CE286332-051 1109 Almeria Avenue
619

CEB - 10-21-2020 - Returning for Monthly status report

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

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

11-20-2019 - Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided to Board by property owner.

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Field Supervisor Sheppard & Code Enforcement Officer's Schwartz/Delgado

CE288385-091 1252 Obispo Avenue
019

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75/\$108.75. Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, +\$108.75 admin fee. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

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

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Schwartz

[CE289684-112](#) 1252 Obispo Avenue

[519](#)

CEB 9-15-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance.

CEB 7-21-2021 - Returning for Status Report. Notice of Intent to lien has been placed due to non-compliance..

CEB 4-21-2021 - G/30/\$75 Comply by 5-21-2021 by re-activating permit(s) or pay \$75 per day thereafter, admin fee waived the Board. Provide status report in 3 months - return to 7-21-2021 hearing.

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

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

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Schwartz

[CE273981-112](#) 910 Capri Street

[917](#)

CEB 6-17-21 - Return for status

CEB 3-17-2021 - Return for status in 60 days to CEB Hearing scheduled on 5-20-2021 (cancelled); Cont'd 6/17/2021

CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB - 4-17-2019 - Agreed Order approved by the Board - Continued

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 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: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are

damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

STATUS REPORT CASES

[CE281494-102](#) 1109 Asturia Avenue
[618](#)

Request for Hearing on Notice of Intent to Lien

CEB - 9-23-2020 - Continued 90 days (December cancelled)

CEB 2-20-2019 - Agreed Order read into the record

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 - Suzanne Luna / Norma de la Torre

Code Enforcement Officer Schwartz
Code Enforcement Field Supervisor Sheppard

[CE285183-032](#) 6913 Talavera Street
119

CEB 9-15 -2021 - Returning for monthly status report

CEB 6/17/2021 - Returning for monthly status report

CEB 4/21/2021 - Returning for monthly status report - lien has been recorded

CEB 3/17/2021 - Returning for monthly status report

CEB 2/17/2021 - Returning for monthly status report

CEB 1/20/2021 - Returned for monthly status report

CEB 11-18-2020 - 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(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.

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.

Documents 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 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 which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

ADJOURNMENT