

City of Coral Gables

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



Meeting Minutes

Wednesday, April 9, 2025

8:30 AM

2151 Salzedo Street, Coral Gables, FL 33134

Police and Fire Headquarters, Community Meeting Room

Code Enforcement Board

*Chairperson Andres Murai, Jr
Vice Chairperson J.M. Guarch, Jr.
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

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

Absent: 1 - Board Member Kakouris

APPROVAL OF THE MINUTES

There were no minutes to approve.

PUBLIC HEARING

NEW CASES**NOVI-24-10-8 280 CARABELA CT
434**

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments - Cut eight live oaks on city right of way without a permit.

Remedy - Comply with Section 82-29 Must obtain an after the fact permit. Must submit a arborist report stating the viability of the trees and any prescription necessary.

Owner - JULIO DOMENECH

Code Enforcement Officer - Vilato

Guilty / Total fine \$4000 (\$500 per tree for 8 trees).

**NOVI-23-08-3 6995 PRADO BLVD
139**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - 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 (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 - Dirty exterior walls, dirty entrance steps, dirty driveway.

Remedy - Must clean and maintain property.

Owner - BOGASA INTERNATIONAL

Code Enforcement Officer - Casimir

Guilty / 30 days to comply / \$150 daily running fine / \$108.75 administrative fee.

NOVI-23-08-3 **6995 PRADO BLVD**
140

Violation Description - Maintenance Requirements Sec 34-203(c-e) - Sec. 34-203. - Maintenance requirements. (c)Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes.(d)Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material.(e)Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation. (Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments - Exposed ground, dead and or missing sod and landscaping on private property and right of way.

Remedy - Must resod, remove and or replant all dead and missing vegetation . Must obtain all necessary permits and inspections.

Owner - BOGASA INTERNATIONAL

Code Enforcement Officer Casimir

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

NOVI-23-06-2 29 SANTANDER AVE
387

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-21-03-7696
SWIMMING POOL

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 - Stephen Jayne

Code Enforcement Officer Ramos

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

NOVI-23-07-2 1110 SAN PEDRO AVE
622

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-21-02-6440
NEW SWIMMING POOL, SPA AND WATER FEATURE

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 - FRANK MATA

Code Enforcement Officer Ramos

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

NOVI-22-05-0 100 EDGEWATER DR 142
392

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#(s): ME17101079

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 Jorge Pino/Mobile Permit Coordinator - jpino@coralgables.com / (305) 460-5272 / Antonio Silio Ombudsman for Residents and Small Business Owners asilio@coralgables.com or Development Services at building@coralgables.com / (305) 460-5245

Owner - FLORENTINA ROMERO

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Complied prior to hearing

NOVI-22-08-1 715 ANASTASIA AVE
198

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-19-07-4613 TYPE OF WORK: INTERIOR ALTERATION ONLY
EXPIRED: 05/23/2021

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: Antonio Silio at 305-460-5206/asilio@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or please contact Development Services at 305-460-5245 building@coralgables.com

Owner - Carlos E. Carta & w/Mariana E.

Code Enforcement Officer Ramos

Guilty / 60 days to re-activate permit / \$150 daily running fines / \$108.75 administrative fee.

NOVI-22-11-1 4100 SALZEDO 701
509

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-20-09-4728 TYPE OF WORK: COMMERCIAL FLOORING(INTERIOR ONLY)
EXPIRED: 03/08/2021

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 - Yamile Montero

Code Enforcement Officer Ramos

Guilty / 30 days to re-activate permit / \$150 daily running fines / \$108.75 administrative fees.

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

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

Yeas: 5 - Board Member Correa, Chairperson Murai Jr, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

Absent: 1 - Board Member Kakouris

NOVI-24-07-8 951 MATANZAS AVE
182

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-22-02-0095 NEW POOL (ONLY)

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 - HOPE M DIAZ

Code Enforcement Officer Lugo

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

NOVI-25-02-8 1036 S ALHAMBRA CIR
871

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,
ELER-22-03-0389 - STANDBY GENERATOR W/ ABOVE GROUND
TANKS

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 - DARIO A PEREZ & W AMBARINA A

Code Enforcement Officer - Lugo

This Code Enforcement Board Violation was Continued

NOVI-24-10-8 1519 DORADO AVE
431

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-23-12-0445, "new swimming pool"

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 - DIEGO MEDINA TRUSTEE

Code Enforcement Officer Lugo

This Code Enforcement Board Violation was Continued

CONTINUED CASES

There no continued cases.

HISTORIC CASES

There were no historic cases.

STATUS CASES

[NOVI-24-08-8](#) **7424 VISTALMAR ST** [238](#)

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 artificial turf on side yards and backyard without a permit.

Remedy - Comply with Section 14-202.8. Must obtain an after-the-fact permit for artificial turf installation. No work to be done until permit has been obtained.

Owner - NASIR ACIKGOZ

Code Enforcement Officer Vilato

No Action

NOVI-24-05-7 **7424 VISTALMAR ST**
941

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 renovations without a permit or approval; i.e. removed brick work from exterior, installed tile on planters and walkways to front door, painted exterior walls, trim and garage door without a color pallet approval, installed new rain gutters without a permit. Removed railing from front steps. Installed fencing and gate on either side of the property without a permit.

Remedy - Comply with Section 14-202.8 Must obtain after the fact permits for work completed.

Owner - NASIR ACIKGOZ

Code Enforcement Officer Vilato

No action

[NOVI-24-07-8](#) **1001 SAN PEDRO AVE**
[159](#)

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 front entry overhang and front entry metal gate without a permit. Installed metal structure above garage door and parking area without a permit. Installed windows and doors throughout property without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after the fact permit for work completed.

Owner - FRAGATA LLC

Code Enforcement Officer Vilato

No action

DISCUSSION ITEMS

New Code Enforcement manager was introduced to board members.

ADJOURNMENT

NOTE