

City of Coral Gables

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



Meeting Minutes

Wednesday, March 20, 2019

8:30 AM

City Hall, Commission Chambers, 2nd Floor

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

CALL TO ORDER

Meeting was called to order by Chairperson, Andres Murai, Jr.

ROLL CALL

- Present:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Flanagan and Board Member Bucelo
- Excused:** 2 - Board Member Zoller and Board Member Borbolla

APPROVAL OF THE MINUTES

[19-8478](#) Code Enforcement Board Minutes of February 20, 2019

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be approved. The motion passed by the following vote.

- Yeas:** 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Flanagan and Board Member Bucelo
- Excused:** 2 - Board Member Zoller and Board Member Borbolla

PUBLIC HEARING

[CE281831](#) 1441 Tagus Avenue

Violation Description - Permit(s) BL15065187, EL15065256, ME15065403 & PL15065411 are expired and currently on a stop work status. Cease any and all work pertaining to said permit(s).

Remedy - Must re-activate permit(s) and/or obtain new permit(s) in order to commence and complete the proposed work.

Owner - Mark Price & (W) Roberta

Code Enforcement Officer A. Garcia

Complied prior to Hearing.

[CE277885](#) 145 Madeira Avenue

Violation Description - Broken Awnings

Remedy - Repair awnings

Owner - Madeira LLC

Code Enforcement Officer J. Garcia

Found guilty, comply within 7 days of Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

Yeas: 5 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Flanagan and Board Member Bucelo

Excused: 2 - Board Member Zoller and Board Member Borbolla

CE275557

431 Vilabella Avenue

Violation Description - 1. Sections 34-202 and 204 of the City Code - Failure to maintain vacant property in a secure manner so as not to render it accessible to unauthorized persons. 2. Sections 34-203 and 211 of the City Code - Failure to maintain (by allowing fence to deteriorate) and register vacant Property. 3. 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 - Interior remodeling and installation of an air conditioner without permits. 4. Section 3-205 and 5-606 of the City Zoning Code - Painting of the exterior of the structure without obtaining color pallet approval. 5. 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; and 5-2403 of the City Zoning Code - Installation of a fence without a permit or that exceeds the scope of a permit because it exceeds the permitted height of 5 feet. 6. Section 105-226 of the City Code - Accessory structure (fence) in disrepair.

Remedy 1. Occupy the Property or apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property. 2. Register the Property and apply for, obtain, and pass final inspection on all required permits to repair or replace the fence on the Property or occupy the Property. 3. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 4. Apply for, obtain and pass final inspection on any required after-the-fact color pallet approval to paint the structure in an approved color. 5. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 6. Apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property.

Need to obtain approval and permits for the interior demo, interior alterations and new a/c and/or new a/c line. Chain link fence is in disrepair and 4 ft. fence is only allowed in a residential area. Exterior painting

requires approval. Need to register the property and secure it.

Owner - Milady Irizarry, aka, Milady White

Code Enforcement Officer Sheppard

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

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

Yeas: 5 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

Excused: 2 - Board Member Zoller and Board Member Borbolla

HISTORIC PROPERTIES

[CE269911](#) 4614 Brooker Street

Violation Description - Property is in need of maintenance. Please see comments below in reference to each unit.

4614: Fascia boards are in disrepair. Porch area has paint that is peeling.

4612: Roof on porch area and at rear is in disrepair. Window at front of property is in disrepair with wood covering. Porch columns and portion of wall have paint that is peeling.

4610: Fascia boards have paint that is peeling. Front door is discolored. Porch steps are dirty.

4608: Fascia boards are dirty. Porch area has paint that is peeling. Front door is in disrepair and paint is peeling.

Remedy - Please see comments below in reference to each unit.

4614: Fascia boards must be repaired and/or painted. Porch area needs to be painted.

4612: Roof on porch area and window at front of property must be repaired. Porch columns and portion of wall must be painted.

4610: Fascia boards and front door must be painted. Porch steps must be cleaned.

4608: Fascia boards must be cleaned. Porch area and front door must be

painted and/or repaired.

Permits must be obtained for work, if necessary.

Owner - Greater St. Paul A M E Church Inc.

Code Enforcement Lead Field Supervisor Ortiz

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

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

Yeas: 5 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

Excused: 2 - Board Member Zoller and Board Member Borbolla

CE277860

1021 Hardee Road

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. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk and driveway approach in a clean condition.

3. Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the residential structure: The Structure's walls and roof are dirty in places, the paint is chipping and there are cracks on the walls; iron bars are damaged and rusted and the paint is chipped and peeling.

4. Section 255 of Chapter 105, Minimum Housing Code, of the City Code and Section 5-1803 of the City Zoning Code, to wit: outdoor storage of plywood sheets, wooden beams, and other construction materials.

5. Sections 3-207 (D) of the City Zoning Code, to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-14-06-1441 and all subpermits for the Structure, which was issued on 7-10-17, had its last approved inspections (for structural and public works) on June 28, 2018, and expires on 12-26-18.

Remedy -

1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.
2. Clean the sidewalk and driveway approach.
3. Clean or paint walls, and roof, 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. Remove all outdoor storage of plywood sheets, wooden beams, and other construction materials or place them in an approved outdoor storage area.
5. Pass final inspection on all required permits to complete the Structure on the Property.

Owner - Juan M. Delgado Trs, Juan M. Revocable Trust

Code Enforcement Lead Field Supervisor Ortiz

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

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

Yeas: 5 - Board Member Guarch Jr., Board Member Flanagan, Board Member Bucelo, Chairperson Murai Jr and Vice-Chairperson Kakouris

Excused: 2 - Board Member Zoller and Board Member Borbolla

DISCUSSION ITEMS

None.

ADJOURNMENT

Meeting was adjourned by Chairperson, Andres Murai, Jr.