

# **City of Coral Gables**

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



## **Meeting Minutes**

**Wednesday, January 15, 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 Ignacio Borbolla  
Board Member Andres Correa  
Board Member Maria Cruz  
Board Member Jeffrey Flanagan  
Board Member George Kakouris*

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

**Mr. Ignacio Borbolla was also present.**

**Present:** 5 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris, Board Member Flanagan and Board Member Cruz

**Excused:** 1 - Vice Chairperson Guarch Jr.

## **CALL TO ORDER**

## **ROLL CALL**

**Present:** 5 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris, Board Member Flanagan and Board Member Cruz

**Excused:** 1 - Vice Chairperson Guarch Jr.

## **APPROVAL OF THE MINUTES**

**No minutes to approve.**

## **PUBLIC HEARING**

**NEW CASES****NOVI-24-09-8 4403 SAN AMARO DR  
338**

Violation Description - Uncompleted Building - Section 14-202.7. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

Code Enforcement Officer Comments- Permit PAFF-21-11-0010 ARC PRIVATE PROVIDERS (PLAN REVIEW & INSPECTIONS) 1 STORY ADDITION AND INTERIOR ALTERATION TO SFR need to complete construction, call for inspections, pass all required inspections and close permits.

Remedy - Permit PAFF-21-11-0010 ARC PRIVATE PROVIDERS (PLAN REVIEW & INSPECTIONS) 1 STORY ADDITION AND INTERIOR ALTERATION TO SFR need to complete construction, call for inspections, pass all required inspections and close permits.

Owner - WILLIAM HOLLY

Code Enforcement Officer - Sheppard

**Guilty - Immediate \$500 daily running fine until TCO or CO - Administrative fee \$108.75**

**NOVI-24-05-7 322 VISCAYA AVE**  
**568**

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: Impact window installation without a permit. Expired permit for impact window installation needs to be renewed and closed with final inspection.

Remedy - Comply with Section 14-202.8 - renew expired permit for window installation and close with final inspection.

Owner - LUIS CHAVEZ

Code Enforcement Officer - Vazquez

**This Code Enforcement Board Violation was Dismissed**

**NOVI-24-09-8 410 MINORCA AVE**  
**362**

Violation Description - Removal of obstructions Section. A - Sec. 62-153. - Removal of obstructions(a). (a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7. (Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988)

Code Enforcement Officer Comments - Installation of gravel on the right on the right of way without approval and permits.

Remedy - Must obtain approval and permit or remove. Contact the PWDdepartment@coralgables.com for a swale packet. If the owner of the abutting property fails to comply with such removal of trees, shrubbery, or obstruction within ten days of receipt of the written notice, the city shall then perform the necessary removal operations and shall assess the cost of said removal against the property. Such assessment, if not paid, shall become a lien against the property.

Owner - MACGREGOR J WILKIE

Code Enforcement Officer - Young

**Guilty - 60 days to obtain permit and 30 days to close - \$150 daily running fine thereafter plus \$108.75 administrative fee.**

NOVI-24-09-8 **909 MILAN AVE**  
370

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 turf on private property including green screening on the fence. Violation occurred September 19, 2024.

Remedy - Must obtain all necessary permits and approval or remove material. May contact the Landscape Plan Reviewer and Inspector at 305-5691857 or Public Works Department at 305-460-5000 for additional information. Comply with Section 14-202.8

Owner - MARY PUCHADES LE REM KIMBERLY PAEZ

Code Enforcement Officer - Young

**Guilty - 60 days to remove or apply for permit and 30 days to close - \$150 daily running fine thereafter. Administrative fee waived.**

**NOVI-24-01-4 13055 RED RD**  
**602**

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 down a Black Olive tree on the city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting down a black olive tree on city of right of way. May need to replace lost canopy. Must contact Coral Gables Greenspace for additional requirements at 305-460-5000.

Owner - DANYS BAEZ & MIREYA BAEZ

Code Enforcement Officer - Vilato

**Guilty - \$500 fine - Must obtain after the fact permit.**

**Nays:** 1 - Board Member Cruz

**Excused:** 1 - Vice Chairperson Guarch Jr.

**NOVI-23-08-2 4910 BILTMORE DR**  
**890**

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 new circular driveway and metal gates on either side of property without a permit.

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

Owner - T NEJAT VEZIROGLU TRS

Code Enforcement Officer - Vilato

**Deferred at board for 6 months.**



**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

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

**NOVI-24-10-8 6490 MARLIN DR**  
**402**

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 - Work without a permit Pool deck and Pool

Remedy - Comply with Section 14-202.8 Must obtain after the fact permit. No work until permit obtained.

Owner - YLM INVESTMENTS LLC

Code Enforcement Officer - Vilato

**Guilty - 90 days to obtain permit - \$150 daily running fine thereafter plus \$108.75 administrative fee.**

**NOVI-24-08-8 14 FONSECA AVE**  
**272**

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 WINDOWS, DOOR, WALKWAY, RETILING OF FRONT PORCH, AND PORCH WITH CONCRETE EXTENSION IN REAR, REMOVAL OF AWNINGS, AND DECORATIVE BRICK FEATURES, DRIVEWAY REPAIR WITHOUT PERMIT OR APPROVAL

Remedy - OBTAIN APPROVAL AND PERMITS FOR INSTALLATION OF WINDOWS, DOOR, WALKWAY, RETILING OF FRONT PORCH, WOODEN TRELLIS, AND PORCH WITH CONCRETE EXTENSION IN REAR, REMOVAL OF AWNINGS, AND DECORATIVE BRICK FEATURES, DRIVEWAY REPAIR. SCHEDULE, PASS ALL INSPECTIONS AND CLOSE PERMIT

Owner - 1022 CASA DEL MAR LLC

Code Enforcement Officer - Lugo

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

**NOVI-24-04-6 888 DOUGLAS RD Unit:304**  
**973**

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, BLDB-22-08-0994, REMOVED CARPET IN BATH, KITCHEN, BEDROOM, DINING ROOM, AND LIVING ROOM. INSTALL NEW LAMINATED FLOORING IN ALL AREAS CARPET WAS REMOVED

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](mailto:developmentservices@coralgables.com)

Owner - DAVID BUESO

Code Enforcement Officer - Lugo

**Guilty - 30 days to extend permit and close - \$150 daily running fine plus \$108.75 administrative fee.**

**NOVI-24-05-7 358 SAN LORENZO AVE**  
**858**

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,  
BLDB-21-09-0049, DENIED 10/07/2021, COMMERCIAL - ( 2 )  
ELECTRICAL SIGNS - WALL & BLADE ( LENS CRAFTERS )  
STE#2305 @ GARDEN EAST 2 FL

Remedy - PLEASE SUBMIT AFTER THE FACT PERMIT CALL FOR  
FINAL INSPECTIONS AND CLOSE PERMIT

Owner - Merrick Park LLC

Code Enforcement Officer - Lugo

Guilty - Immediate \$250 running fine until permit is closed -Administrative fee  
\$108.75

**NOVI-24-06-8 1516 PONCE DE LEON BLVD**  
**111**

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 COMERCIAL SIGN WITHOUT APPROVAL OR PERMIT - ELEC-22-07-0652 IS IN DENIED STATUS

Remedy - PLEASE OBTAIN APPROVED PERMIT AND CALL AND PASS ALL APPLICABLE INSPECTIONS TO CLOSE.

Owner - 1516 PONCE LLC

Code Enforcement Officer Lugo

**Guilty - Immediate \$250 running fine until permit closes - Administrative fee \$108.75**

**NOVI-24-06-8** **1105 EL RADO ST**  
**064**

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, DRIVEWAY RE ASPHALTED, IMPACT GLASS DOOR INSTALLED, PAVED WALKWAY WITH GRAVEL ON NORTH FACING SIDE OF PROPERTY INSTALLED WITHOUT PERMIT

Remedy - MUST OBTAIN AFTER THE FACT PERMIT, CALL FOR AND PASS ALL INSPECTIONS.

Owner - EL RADO 1105 LLC

Code Enforcement Officer Lugo

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

**NOVI-24-04-7 1205 MARIPOSA AVE**  
**074**

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:  
ME-18-09-2537 (EXACT REPLACEMENT OF 10 TON AC UNIT ON ROOF TOP).

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 Development Services at 305-460-5245/building@coralgables.com

Owner - VILLA CAPRI CONDOMINIUM ASSOCIATION, INC. or R/A: ERIN HUEGERICH

Code Enforcement Officer - Selva

Guilty - 30 days to extend and close permit -\$150 daily running fine thereafter plus  
\$108.75 administrative fee.



**NOVI-24-06-8 301 MADEIRA AVE**  
**138**

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):  
PWKS-24-04-2588, PWKS-22-03-0480, TMPC-22-03-0040,  
BLDB-22-01-0334.

Remedy - Apply for all necessary permits and obtain final inspections.

Owner - URBAN 301 MADEIRA LLC or R/A: TED KLEIN

Code Enforcement Officer - Selva

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

**NOVI-24-07-8 530 VITTORIO AVE**  
**156**

Violation Description - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments - Cutting a city tree on right of way without a permit.

Remedy - Obtain all necessary permits as per Chapter 82-29(a) -Must obtain a after the fact permit for cutting of city tree must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

Owner - Fernando Mendoza

Code Enforcement Officer - Selva

**Guilty - \$3000 fine.**

**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

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

**NOVI-24-08-8 2011 COUNTRY CLUB PRADO**  
**276**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roof. 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, rear yard exterior walls, back doors, and back yard are dirty/discolored.

Remedy - Property must be clean and maintained.

Owner - MICHAEL GREENHAUS

Code Enforcement Officer - Selva

Agreed order 1/15/25 - The Respondent shall, within 30 days of the date of this Order, apply for, obtain, and pass final inspection on all required development approvals to correct the Violations. ("Permits").

2. The Respondent shall correct all Violations that do not require development approvals within 30 days of the date of this Order.

**NOVI-24-10-8 12755 RED RD**  
**442**

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, tile reroofing and roof repair.

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

Owner - 12755 SW LLC

Code Enforcement Officer - Selva

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

**CONTINUED CASES****HISTORIC CASES****NOVI-24-11-8 3211 ALHAMBRA CIR  
497**

Violation Description - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments - Cutting/pruning of 3 city trees on right of way without a permit.

Remedy - Obtain all necessary permits as per Chapter 82-29(a) -Must obtain a after the fact permit for cutting of city tree must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

Owner - CLAYTON A VARGA TRS

Code Enforcement Officer - Selva

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

**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

**This Code Enforcement Board Violation was Continued**

**NOVI-24-09-8 803 N GREENWAY DR**  
**322**

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 - DOUBLE FEE AND FINE, WORK UNDER RED TAG\*\*\*HISTORIC\*\*\* WORK WITHOUT A PERMIT, CONCRETE SLABS IN FRONT OF PROPERTY, STUCCO WORK.

Remedy - PLEASE OBTAIN APPROVALS AND PERMITS FOR CONCRETE SLABS OR REMOVE AND PERMIT FOR STUCCO WORK, CALL INSPECTIONS AND CLOSE PERMIT.

Owner - JAKUB HEJL

Code Enforcement Officer - Lugo

**Guilty - Immediate \$500 running fine from 1/16/25 until permit is final and closed - Administrative fee of \$108.75**



**NOVI-24-09-8 803 N GREENWAY DR**  
**308**

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 - : \*\*\*HISTORIC\*\*\* WORK WITHOUT A PERMIT OR APPROVAL, REMOVAL OF CBS PATIO WALLS, FOUNTAIN, INSTALLATION OF ARTIFICIAL GRASS/TURF, INSTALLATION OF GRAVEL ON THE RIGHT OF WAY, PAINTING.

Remedy - MUST OBTAIN APPROVAL AND PERMITS FOR REMOVAL OF CBS PATIO WALLS, FOUNTAIN, INSTALLATION OF GRAVEL ON THE RIGHT OF WAY, PAINTING. CALL FOR INSPECTIONS AND CLOSE PERMIT.

Owner - JAKUB HEJL

Code Enforcement Officer - Lugo

: Guilty - Immediate \$500 running fine from 1/16/25 until permit is final and closed  
-  
Administrative fee of \$108.75

## **STATUS CASES**

## **DISCUSSION ITEMS**

Next hearing is scheduled for February 12, 2025 at 2151 Salzedo Street, Coral Gables, FL

## **ADJOURNMENT**

## **NOTE**