

Code Enforcement Board Agenda Minutes

2/21/18, 8:30 A.M.

Commission Chambers
405 Biltmore Way
Coral Gables, FL 33134

<u>Members</u>	<u>8/16/2017</u>	<u>9/20/2017</u>	<u>10/25/2017</u>	<u>11/15/2017</u>	<u>1/17/2018</u>	<u>2/21/2018</u>	<u>Appointment</u>
1. Ignacio Borbolla	P	C	P	P	P	P	Mayor Valdes-Fauli
2. Jeff Flanagan	P	C	P	P	p	P	Vice-Mayor Keon
3. J.M. Guarch	UE	C	P	p	P	P	Commissioner Mena
4. George Kakouris (Vice Chairman)	P	C	P	E	P	P	Commissioner Quesada
5. Rahul Kothari	P	C	E	E	P	E	Commissioner Lago
6. Andres Murai Jr. (Chairman)	UE	C	P	P	P	P	Mayor Valdes-Fauli
7. Christopher Zoller		C	P	P	P	P	Commission-As-A- Whole

P = Present E = Excused UE = Unexcused C = Meeting Cancelled

Representing the City of Coral Gables as Code Enforcement prosecutor:

1. Miriam Ramos, City Attorney

Case Number	Address In Violation	Owner	Owner Address	Violation Description	Remedy	C.E.O.	Board Action and/or Comments
CE271769	314 CADIMA AVE	JUAN PAYET VILLA GARCIA	314 CADIMA AVE	Expired permit for addition permit from 2011.	Must reactivate permit and pass all inspections to close out permit.	Carlos Correa	<u>Board motion:</u> Guilty/45 days to comply/\$150 per day fine thereafter/administrative fee waived by the board.
CE273184	820 MALAGA AVE	CARLOS HERNANDEZ	820 MALAGA AVE	Property in need of maintenance: Exterior walls dirty, Fascia boards in disrepair, door steps and driveway and sidewalk are dirty.	Must clean exterior walls, doorstep, driveway and sidewalk. Must repair fascia boards.	Michael Kattou	<u>Board motion:</u> Continued by the board.

CE273280	1013 CASTILE AVE	1013 CASTILE LLC C/O Tito F. Figueroa Registered Agent	1013 CASTILE LLC	Sec. 34-174 City Code: Failure to register and complete a vacant property.	Register the Property and apply to re-open and pass final inspection on all required permits to complete the structure.	Martha Delgado	<u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee
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CE273281	1013 CASTILE AVE	1013 CASTILE LLC	1395 BRICKELL AVE	Sec. 105-279 City Code: The structure must be maintained in a manner that it will be weather and watertight.	Apply to re-open and pass final inspection on all required permits to complete the structure.	Martha Delgado	<u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee
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CE273282	1013 CASTILE AVE	1013 CASTILE LLC	1395 BRICKELL AVE	Sec. 105-283 City Code: Every window, door, and other opening to outdoor space in the exterior of every structure shall be effectively protected against the entrance of insects	Apply to re-open and pass final inspection on all required permits to complete the structure.	Martha Delgado	<u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee
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CE273283	1013 CASTILE AVE	1013 CASTILE LLC	1395 BRICKELL AVE	Sec. 105-284 The exterior of every structure shall be so maintained with reasonable attractiveness so as not to cause a substantial depreciation in property values in the immediate neighborhood.	Apply to re-open and pass final inspection on all required permits to complete the structure.	Martha Delgado	<u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee
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CE273284	1013 CASTILE AVE	1013 CASTILE LLC	1395 BRICKELL AVE	Sec. 105-289 City Code: Floors, walls, ceilings and roofs of every structure shall be structurally sound, and maintained in a clean and sanitary condition.	Apply to re-open and pass final inspection on all required permits to complete the structure.	Martha Delgado	<u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee
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CE273285	1013 Castile Ave	1013 CASTILE LLC	1825 Ponce De Leon Blvd	<p>Sec. 3-1108 Zoning Code: Demolition by neglect of an historic structure; including, but not limited to: Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; Any structure which is not properly secured and is accessible to the general public; Any fault or defect in the property that renders it structurally unsafe or not properly watertight.</p>	Apply for, obtain, and pass final inspection on any necessary permits to secure, repair, and preserve the historic structure.	Martha Delgado	<p><u>Board motion:</u> Guilty/ 7 days to shore and protect single family home to the satisfaction of the Building Official or the City will do so and assess cost to the home owner, 30 days to make substantial progress on permits to complete structure to the satisfaction of the Building Official, 120 days to pass final inspection on all permits/\$500 per day fine thereafter/\$108.75 administrative fee</p>
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CE273286	25 ARVIDA PKWY	M ELENA KENDALL	25 ARVIDA PKWY	Commenced seawall repair prior to required approvals and permit from DERM, Coral Gables Building Dept and Public Works.	Cease all work (per Alain Gracia - Public Works Inspector) in reference to seawall repair. Must apply for, obtain and pass final inspection on all required permits to repair seawall/retaining wall/mooring structure and stairs from DERM, Coral Gables Building Dept and Public Works.	Adolfo Garcia	<u>Board motion:</u> Proposed agreed order approved - Guilty/30 days to apply for all permits required to correct violations relating to the stairs on the property, 60 days to obtain all permits, 60 days to pass final inspection on permit to replace seawall, 90 days to pass final inspection on all other permits/\$250 per day fine thereafter/\$108.75 administrative fee.
CE273311	315 BIRD RD	JOHN P ANTHONY &W ELEANOR	1822 SW 12 AVE	Front entry door replaced without approval and permit.	Must obtain permit for door replacement and pass all necessary inspections to close permit.	Carlos Correa	<u>Board motion:</u> Guilty/90 days to comply/\$250 per day fine thereafter/ administrative fee waived by the board.

CE273417	330 SOLANO PRADO	EUGENIO J MATO CAROLA L GOMEZ GRACIA	330 SOLANO PRADO	Tree house installed in front yard in violation of Zoning Code: Section. 5-107.	Must remove tree house from premises.	Adolfo Garcia	<u>Board motion:</u> Guilty/30 days to comply/\$150 per day fine thereafter/ \$108.75 administrative fee
CE272816	117 FLORIDA AVE	LOUIS DUNCANSON &W KIM	P.O. BOX 0114	STATUS REPORT - The Exterior of the property is in need of repairs and painting. Vegetation not being regularly maintained. Demolition by neglect.	Repairs and painting of the exterior might require permits. Vegetation needs to be maintained at all times. Obtaining any necessary permits and inspections to bring dwelling into compliance with SEC, 3-1108 of the Zoning Code.	Joseph Paz	<u>Board motion:</u> Home owner does not have to provide additional status reports. To be handled administratively.
CE274223	638 ALHAMBRA CIR	BARBARA SAENZ	P O BOX 144963	Property in need of maintenance: Roof, exterior walls, driveway and walkway is dirty or discolored. Exterior windows dirty or in disrepair. Window frame and patio chair frame being maintained outside garage.	Must clean roof and or repair walls and windows including walkway and driveway. Must place all storage in an enclosed area. Must obtain permits if needed.	Michael Kattou	<u>Board motion:</u> Proposed agreed order approved - Guilty/30 days to comply/\$150 per day fine thereafter/ administrative fee waived

CE274650	806 ALTARA AVE	R SCOTT DARDEN	806 ALTARA AVE	Tarp on roof.	Need to obtain necessary permit for roof repairs and remove tarp.	Terri Sheppard	<u>Board motion:</u> Proposed agreed order approved - Guilty/90 days to comply/\$150 per day fine thereafter/ administrative fee waived
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Two cases scheduled for this hearing came into compliance prior to the hearing, therefore the cases were not heard.