

City of Coral Gables

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



Meeting Minutes

Wednesday, March 13, 2024

8:30 AM

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

City Hall, Commission Chambers

Code Enforcement Board

Board Member Ignacio Borbolla

Board Member Andres Correa

Board Member Maria Cruz

Board Member Jeffrey Flanagan

Board Member J.M. Guarch, Jr.

Board Member George Kakouris

Board Member Andres Murai, Jr

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

CALL TO ORDER

ROLL CALL

Present: 6 - Board Member Correa, Board Member Murai Jr., Board Member Kakouris, Board Member Guarch Jr., Board Member Flanagan and Board Member Cruz

Excused: 1 - Board Member Borbolla

APPROVAL OF THE MINUTES

There are no minutes to approve this month

PUBLIC HEARING

ELECTIONS FOR BOARD

NEW CASES

[NOVI-23-10-3](#) 1341 Obispo Avenue
[493](#)

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. - 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: Minimum housing, including but not limited to exterior walls in disrepair, exterior walls missing paint, and front walkway in disrepair.

Remedy - Must correct items listed in Code Enforcement Comments. Must obtain all necessary permits and inspections.

Owner - Crisanto Campos & Maimonides Campos

Code Enforcement Officer Selva

Agreed Order read into record

[NOVI-24-01-4](#) 2501 Galiano Street
[599](#)

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.
- Parking signs installed on property without a permit.

Remedy - Comply with section - 105-26, apply for and obtain after-the-fact permit for installed parking signs or remove signs (to include folio #03-4117-005-1010).

Owner - 2093 US Highway 92 LLC

Code Enforcement Officer Vazquez

This Code Enforcement Board Violation was Continued prior to hearing

NOVI-23-09-3 6410 Cellini Street
152

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 approval or permit. Installed pavers walkways on property.

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

Owner - ERIKA LUFT

Code Enforcement Officer Schwartz

Guilty/60 days to obtain and 90 days to close/\$150.00 a day/\$108.75 Administrative Fee

NOVI-23-07-2 6913 Talavera Street
577

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 BL21047844 (4.25.23) : Interior / Exterior : *RESIDENTIAL***AFTER THE FACT*** LEGALIZATION OF CARPORT ENCLOSURE,REMOVAL OF EXTERIOR DOORS,WINDOWS AND CMU KNEE WALL W/ LEGALIZATION OF EXTERIOR DOORS FOR PREVIOUS GARAGE OPENING (2065 SQ FT)\$12,000

-Please contact permit counter : Jorge Pino 305-460-5272
jpino@coralgables.com

MUST RENEW PERMIT AND FINALIZED ALL INSPECTIONS.

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

Expired permit BL21047844 (4.25.23) : Interior / Exterior :

RESIDENTIALAFTER THE FACT*** LEGALIZATION OF CARPORT ENCLOSURE,REMOVAL OF EXTERIOR DOORS,WINDOWS AND CMU KNEE WALL W/ LEGALIZATION OF EXTERIOR DOORS FOR PREVIOUS GARAGE OPENING (2065 SQ FT**

Owner - Barbara Garcia

Code Enforcement Officer Schwartz

Guilty/30 days to re-activate/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-23-08-2](#) 4031 Alhambra Circle
[861](#)

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 railing on second floor and new gate without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after-the-fact permit for railing and gate.

Owner - ESLIA K MCKELVEY

Code Enforcement Officer Vilato

Guilty/60 days to obtain and 90 days to close/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-23-10-3](#) 800 Paradiso Avenue
[512](#)

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 a Live Oak tree and a Gumbo Limbo tree on city right of way without a permit. Improper tree pruning. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for tree cutting. Must submit a Arborist report, written by a Florida state, certified arborist to Coral Gables Greenspace division as to the viability of the tree, and any corrective measures needed. Contact Greenspace for additional requirements. 305-460-5000.

Owner - LIONEL A BERLANGA

Code Enforcement Officer Vilato

Guilty/\$500.00 fine/Administrative Fee waived

[NOVI-23-10-3](#) 1039 Mariposa Avenue
[630](#)

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 two city trees (Black Olive) on right of way without a permit. using climbing spikes to gain access to limbs. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for city tree trimming. Must submit a Arborist report from a ISA Florida certified arborist as to the viability of the two trees must contact Coral Gables Greenspace at 305-460-5000 for any additional requirements.

Owner - GIACOMO PO

Code Enforcement Officer Vilato

Guilty/\$100.00 fine/\$108.75 Administrative Fee
Already obtained after the fact permit
All Yea's

[NOVI-23-11-3](#) 1531 Saragossa Avenue
[965](#)

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/trimmed three Black Olive trees on city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting trees. Must obtain and submit a ISA Arborist report as to the viability of trees after cutting and any prescription needed. Must contact Coral Gables Greenspace management for additional requirements at 305-460-5000.

Owner - JOHN R FORBES

Code Enforcement Officer Vilato

Continued at Board

[NOVI-23-10-3](#) 4850 University Drive
[502](#)

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: Landscapers cutting two city trees on right of way without a permit. One black olive and one live oak.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for the cutting of the two trees. Must submit a Arborist report by a Florida licensed arborist as to the viability of the two trees after pruning.

Owner - MISTHISHASTRA OF CORAL GABLES LLC

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-23-11-3](#) 1410 Cantoria Avenue
[727](#)

3/13/24 Guilty/30 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee

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: Interior demo without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. RED Tag.

Owner - Alexis Cogul Lleonart

Code Enforcement Officer Vilato

Guilty/30 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-23-07-2](#) 4900 Alhambra Circle
[609](#)

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: Cutting three city black olives tree, on right of way without a permit.

Remedy - Must obtain a after-the-fact permit for cutting three city trees. Must submit a Arborist report as to the viability of the trees. Must contact Coral Gables Greenspace division for additional requirements. 305-460-5000.

Owner - HANSEL RODRIGUEZ

Code Enforcement Officer Vilato

Continued at Board
All Yea's

NOVI-23-08-3 412 Cadagua Avenue
138

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: Interior demo without a permit.
Enclosed garage without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits to return converted garage into garage with functioning garage door.

Owner - RODRIGO RUIZ CARDONA ARLETTE GUADALUPE GARCIA RAMOS or
R/A: RODRIGO RUIZ CARDONA ARLETTE GUADALUPE GARCIA RAMOS

Code Enforcement Officer Vilato

Continued at Board for 60 days

NOVI-23-10-3 1515 Palancia Avenue
610

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: AC ductwork/repair without a permit.

Remedy - Must obtain a after the fact permit.

Owner - RAMON J DIAZ &W MARTHA POZO

Code Enforcement Officer Vilato

Guilty/60 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee

NOVI-22-10-1 1805 Ponce de Leon Blvd. 515
410

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-20-07-6478 TYPE OF WORK: COMMERCIAL FLOORING (INTERIOR ONLY)
EXP: 02/08/2021

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 - LEONARDO J RAYON

Code Enforcement Officer Ramos

Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee

NOVI-23-07-2 5009 Granada Blvd.
625

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-21-02-6793
1 STORY ADDITION

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 - ENRIQUE JORDAN

Code Enforcement Officer Ramos

Continued at Board

NOVI-23-07-2 1607 Ponce de Leon Blvd. 201
630

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-21-03-7847 INTERIOR ALTERATIONS

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 - ONE BANANA NORTH AMERICA CORP

Code Enforcement Officer Ramos -

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-22-10-1](#) 10100 Lakeside Drive
[399](#)

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-20-06-6990

TYPE OF WORK: NEW OPEN PAVILLION W/ NEW CONCRETE SLAB
EXP: 06/04/2022

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 - RAFAEL ALFONZO HERNANDEZ

Code Enforcement Officer Ramos

Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee

NOVI-22-09-1 10 Aragon Avenue 606
324

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-20-05-6433

TYPE OF WORK: COMMERCIAL FLOORING (INTERIOR ONLY)

EXPIRED: 11/29/2020

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/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - MONICA S HOUGH

Code Enforcement Officer Ramos

Guilty/30 days/\$250.00 a day/\$108.75 Administrative Fee

NOVI-22-05-0 730 Coral Way
395

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): ME17101730
Description: AC CHANGE OUT

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

Owner - R/A: Carlos Chialastri

Code Enforcement Officer Ramos

Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-22-05-0](#) 100 Edgewater Drive 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

Guilty/30 days/\$250.00 a day/\$108.75 Administrative Fee

NOVI-22-03-0 521 San Juan Drive
165

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): BL14124514; BL14092737

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 - Roger Medel Trs

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Continued prior to hearing

CONTINUED CASES

HISTORIC CASES

[NOVI-23-05-2](#) 6710 Le Jeune Rd.
[009](#)

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: Working without permits to include but not limited to exterior painting Walls and window frames. Stucco to exterior.

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

Owner - George T. Pallas

Code Enforcement Officer Casimir

Dismiss and recite

[NOVI-24-01-4](#) 638 Alhambra Circle
[242](#)

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. 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: roof, walls, front steps, garage door and driveway are dirty. Front wood door is rotting and cracks in areas of wall.

Remedy - Must clean and/or paint property. Must repair cracks in wall and repair front door. Obtain approval and permit if necessary.

Owner - BARBARA SAENZ

Code Enforcement Officer Young

This Code Enforcement Board Violation was Continued prior to hearing

NOVI-23-07-2 333 University Drive
626

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-21-01-7051
RE-ROOF

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 - S R G CORP

Code Enforcement Officer Ramos

Continued at Board

STATUS CASES

DISCUSSION ITEMS

ELECTIONS FOR BOARD

Chair - Andres Murai Jr.
Vice Chair - J.M. Guarch Jr.
All Yea's

ADJOURNMENT

NOTE

Next Hearing is on April 17, 2024