

# City of Coral Gables

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



## Meeting Minutes

Wednesday, April 20, 2022

8:30 AM

City Hall, Commission Chambers

### Code Enforcement Board

*Chairperson Andres Murai, Jr*  
*Vice Chairperson George Kakouris*  
*Board Member Ignacio Borbolla*  
*Board Member Maria Cruz*  
*Board Member Jeffrey Flanagan*  
*Board Member J.M. Guarch, Jr.*  
*Board Member Christopher Zoller*

**CALL TO ORDER**

**APPROVAL OF MINUTES**

**ROLL CALL**

- Present:** 4 - Chairperson Murai Jr, Board Member Cruz, Board Member Guarch and Board Member Zoller
- Excused:** 3 - Vice Chair Kakouris, Board Member Borbolla and Board Member Flanagan

**PUBLIC HEARING**

**NEW CASES**

[CE290133-12](#) 1206 Douglas Road  
[1819](#)

Violation Description - Ch. 105-29 City Code (CPM): Property in need of maintenance (buildings at 3 SIDONIA, 1210 DOUGLAS, 1208 DOUGLAS, 1206 DOUGLAS, and 4 ANTILLA): damaged soffit/fascia, dirty roof, dirty exterior walls, and dirty sidewalks/walkways/entryways.

Remedy - Please obtain the necessary permit(s) and make all the required repairs/ replacements to bring the property into compliance

Owner - Fipro Holdings LLC/c/o Jose Baloyra, Esquire

Code Enforcement Officer Delgado

Guilty/30 days to comply/\$250.00 a day/\$108.75 Admin. Fee

- Yeas:** 4 - Chairperson Murai Jr, Board Member Cruz, Board Member Guarch and Board Member Zoller
- Excused:** 3 - Vice Chair Kakouris, Board Member Borbolla and Board Member Flanagan

[CE303962-06](#) 15 Santillane Avenue  
[2921](#)

Violation Description - Exterior of property requires maintenance: Roof, awnings, walls, front stairs, steps on west side and walkway are dirty. There are also some cracks on wall in the front of property.

Remedy - Must clean and repair cracks. Obtain approval and permit.

Owner - Fipro Holdings LLC c/o Jose Baloyra Esquire

Code Enforcement Officer Delgado

Guilty/30 days to comply/\$250.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

[CE306210-11](#) 228 Madeira Avenue  
[2921](#)

Violation Description - Exterior of property requires maintenance: Roof, walls, front porch, walkway, sidewalk and lion statues are dirty. Soffit and fascia in disrepair. Sewage backup on private property causing backup onto city right of way.

Remedy - Must clean and/or paint property. Repair septic issue. Obtain approvals and permits.

Owner -Epulare LLC

Code Enforcement Officer Delgado

Guilty/30 days to comply/\$250.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

[CE302771-05](#) 455 Amalfi Avenue  
[2521](#)

Violation Description - Installation of artificial grass without approval or permit. Swale in need of maintenance/missing grass all dirt.

Remedy - Must obtain approval and permit (Artificial grass) or re-sod with new grass. Swale must be re-sod.

Owner - Floral Mayoral Trs Flor Mayoral Residence Trust

Code Enforcement Officer Roman

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

[CE305733-10](#) 6900 Barquera Street  
[1621](#)

Violation Description - Installation of artificial grass on property without approval or permits.

Remedy - Must obtain approval and permit or resod area.

Owner - Deliah Angela Alonso

Code Enforcement Officer Roman

Guilty/2 weeks to apply/60 days to finalize/\$150.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

[CE305096-08](#) 1510 Pizarro Street  
[1921](#)

Violation Description - Installation of wooden structure (Pergola) in backyard and brick pavers under and around structure without a permit.

Remedy - Must obtain all permits and approvals.

Owner - Daniel J. Fernandez  
Magaly Fernandez

Code Enforcement Officer Vilato

Guilty/90 days to comply/\$150.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

[CE290667-01](#) 820 Tangier Street  
[1620](#)

Violation Description - Expired Permit on Property

BL-16-08-7145

\*\* Change of Contractor to permit BL-20-03-6693

\*\* expires 9/2/21 - will re inspect\*\*

Remedy -Must Re-activate permit and obtain all required inspections to close.

Owner -Madhavan Nair &W Rema

Code Enforcement Officer Schwartz

Guilty/60 days to comply/\$150.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

[CE298937-12](#) 1615 Ferdinand Street  
[1720](#)

Violation Description - WWP- Pool work started prior to permit being issued.

PWP - Sidewalk work started prior to permit being issued.

Remedy - STOP WORK ON POOL AND SIDEWALK.

Do no continue until permits have been issued.

Owner - Muster Investment LLC

Code Enforcement Officer Schwartz

Agreed Order entered

**This Code Enforcement Board Violation was found Guilty**

[CE305802-10](#) 241 Romano Avenue  
[2121](#)

Violation Description - Exterior painting without a color palate approval.

Remedy - Must obtain a color palate approval card prior to completion.

Owner - Migdalia Gonzalez

Code Enforcement Officer Juan Garcia

Agreed Order entered

**This Code Enforcement Board Violation was found Guilty**

[CE306987-12](#) 241 Romano Avenue  
[3021](#)

Violation Description - Windows replaced without a permit.

Remedy - Must obtain necessary permits and inspections.

Owner - Migdalia Gonzalez/ Fernando E. Heria

Code Enforcement Officer Juan Garcia

Agreed Order entered

**This Code Enforcement Board Violation was found Guilty**

[CE305474-09](#) 172 Paloma Avenue  
[2721](#)

Violation Description - Dock repaired without approval and permits.

Remedy - Need to obtain approval and permits.

Owner - Carla Quispez Asin &

Code Enforcement Officer Quintana

Guilty/90 days to comply/\$150.00 a day/\$108.75 Admin. Fee

**This Code Enforcement Board Violation was found Guilty**

**CONTINUED CASES**

[CE289688-11](#)  
[2519](#)

422 Catalonia Avenue

Violation Description - Roof is in disrepair and has large tarp with sandbags.

Remedy - Must obtain re roof, or repair permit.

Owner - Gonzalo Goicochea

Code Enforcement Officer Juan Garcia

Guilty/7 days to apply/90 days to finalize/\$150.00 a day/\$108.75 Admin Fee

**This Code Enforcement Board Violation was found Guilty**

[CE300788-03](#)  
[1021](#)

4700 SW 8 Street

Violation Description - Installation of new sign on business "Gables Cove".

Remedy - Must obtain "after the fact" permit for installed sign.

Owner - Cuernos Management LLC

Code Enforcement Officer Schwartz

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

**HISTORIC CASES**

[CE291298-02](#)  
[2020](#)

217 Florida Avenue

Violation Description - Installation/removal of Concrete slab, air condition unit, removal of asphalt driveway, removal of exterior railings from concrete walkways steps, plumbing work being performed, replacements of exterior doors (3) without approval or permits.

Remedy - Must obtain approval and permit(s) upon any and pass inspections for all work done on property.

Owner -Melissa Martin

Code Enforcement Officer Roman

Agreed Ordered entered

**This Code Enforcement Board Violation was found Guilty**

**REQUEST TO BE HEARD ON EXTENSION OF TIME**

**STATUS**

**ADJOURNMENT**