

City of Coral Gables

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



Meeting Minutes

Wednesday, May 15, 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: 7 - Board Member Correa, Board Member Murai Jr., Board Member Kakouris, Board Member Guarch Jr., Board Member Flanagan, Board Member Borbolla and Board Member Cruz

APPROVAL OF THE MINUTES

There are no minutes to approve.

PUBLIC HEARING

NEW CASES

NOVI-23-09-3 533 Coral Way
243

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: Roof is in disrepair and dirty.

Remedy - Must repair and clean roof. Must pull permits.

Owner - ARIS ANGELO

Code Enforcement Officer Young

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-22-06-0](#) 525 Coral Way 405
[695](#)

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-18-12-3037 (A/C 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: 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 - HSIUYING HO

Code Enforcement Officer Selva

**Guilty/30 days to re-activate and close/\$250.00 a day/\$108.75 Administrative Fee
All Yea's**

NOVI-23-01-1 2121 Red Rd.
720

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 - Painted house (dark color), added wooden accent panels, installed artificial grass. -Must get approval/permit(s) for work done.

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

Owner - Alberto Montero

Code Enforcement Officer Roman

This Code Enforcement Board Violation was Continued prior to hearing

NOVI-23-09-3 219 Miracle Mile
175

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: Sign and window decals installed without approval and permit. (Sartori Amici)

Remedy - Must obtain approval and permit. Call in for inspections and finalize permit.

Owner - ODESSA INV INC or R/A: BASSAM TAHA,

Code Enforcement Officer Delgado

Guilty/60 days to obtain and 30 days to close/\$250.00 a day/\$108.75 Administrative Fee

NOVI-24-01-4 350 Bird Rd.
377

Violation Description - Condition of commercial property(a)(1) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.(1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.

Code Enforcement Officer Comments: Outside walls, front walkway, parking lot areas are dirty and need to be pressure cleaned or painted with permit. Hole in asphalt on east side of business needs to be repaired.

Remedy - Pressure clean outside walls, front walkway, parking lot, repair hole in asphalt on east side of business. If painting is necessary, obtain permit for painting.

Owner -KWIK-CHEK REALTY CO INC

Code Enforcement Officer Vazquez

Guilty/30 days to obtain permit and complete/\$250.00 a day/\$108.75
Administrative Fee
All Yea's

NOVI-24-02-4 301 Velarde Avenue
945

Violation Description - Zoning permit required - 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.

Remedy - Comply with section 14-202.8 - apply for and obtain after-the-fact permit for installed artificial turf or remove; remove screening from gates, it is not allowed.

Owner- Mark B Brown

Code Enforcement Officer Vazquez

This Code Enforcement Board Violation was Continued prior to hearing

CG311-23-10- 6117 Riviera Drive4

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 installed in front yard without permit.

Remedy - Comply with Section 14-202.8 Obtain "after the fact" permit for installed artificial turf/ or remove and re sod area.

Owner - JAIME GALCERAN

Code Enforcement Officer Casimir

Guilty/60 days to apply and 30 days to complete/\$150.00 a day/\$108.75
Administrative Fee
All Yea's

NOVI-24-03-5 840 Tangier Street
917

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: MAINTAINING CARPORT WITH AWNING, CONCRETE SLAB, DRIVEWAY RIBBONS ON NORTH MOST SIDE OF PROPERTY LINE, DRIVEWAY RIBBONS ON SOUTHMOST SIDE OF PROPERTY LINE, CONCRETE WALL WITH LATTICE FENCING. WITHOUT OBTAINING NECESSARY APPROVAL AND PERMIT

Remedy - MUST PROVIDE ALL APPLICABLE PERMITS OR OBTAIN PERMITS FOR WORK DONE AFTER THE FACT.

Owner - ROSA SOLIS

Code Enforcement Officer Lugo

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

NOVI-24-02-5 1221 Wallace Street
286

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: ARTIFICIAL TURF / GRASS
INSTALLED WITHOUT APPROVED PERMIT

Remedy - PLEASE REMOVE ARTIFICIAL TURF OR OBTAIN
APPLICABLE PERMIT

Owner - YASSER SARDINA

Code Enforcement Officer Lugo

Guilty/60 days to obtain and 30 days to close permit/\$150.00 a day/\$108.75
Administrative Fee

[NOVI-23-12-4](#) 5255 Orduna Drive
[149](#)

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: Installation of artificial turf without permit, including right of way.

Remedy - Comply with Section 14-202.8 - Obtain permit for installed artificial turf, or remove and re sod.

Owner - RENAUD DUBOIS

Code Enforcement Officer Schwartz

Guilty/60 days to obtain and 30 days to close/\$150.00 a day/\$108.75 Administrative Fee

All Yea's

[NOVI-24-01-4](#) 7611 Old Cutler Rd.
[693](#)

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: Installation of artificial turf, without permit

Remedy - Comply with Section 14-202.8

Owner - OSCAR ANDRES GOMEZ TRS

Code Enforcement Officer Schwartz

Guilty/60 days to obtain/30 days to close/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-23-08-2](#) 1445 Trillo Avenue
[997](#)

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: Removed brick from front façade, columns and re-painted home without a permit or approval.

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

Owner - FRANCISCO MARTINEZ

Code Enforcement Officer Vilato

Guilty/60 days to obtain/30 days to close/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-23-10-3](#) 1019 Mariposa Avenue
[631](#)

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: Line cut 3 Live Oaks at rear of private property and trimmed 2 Black Olives on city right of way in front of property, without a permit. Tree abuse

Remedy - Must obtain a after-the-fact permit for the tree cuttings. Must submit a Florida ISA certified Arborist report as to the viability of the trees after cutting and must write a prescription recovery plan of tree canopy of the Live Oaks. Contact Coral Gables Greenspace division for any additional requirements at 305-460-5000.

Owner - JAMES S KLAUS

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was found Guilty

NOVI-23-11-3 2511 San Domingo Street
761

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: Roof, walkways, and sidewalk abutting property are dirty and discolored. Lamp in front yard is in disrepair. Tape on windows. Driveway is in disrepair.

Remedy - Must clean roof, walkways and sidewalk abutting property. Must repair lamp in front yard. Must repair driveway. Must remove tape from windows. Must obtain all permit and approvals to complete work.

Owner - JUAN VIVANCO CALDERON

Code Enforcement Officer Vilato

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

NOVI-24-03-6 145 Orquidea Avenue
048

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 city tree on the right of way without a permit.

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

Owner - ONNO VAN ROMONDT

Code Enforcement Officer Vilato

Guilty/Obtain ISA Report/Tree Mitigation/60 days to complete/\$5,000.00 fine/
\$108.75 Administrative Fee

NOVI-24-02-5 700 Solano Prado
674

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required.

(a) Violations of this section shall be punishable as provided in section 1-7.

(b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations. (Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Installed concrete pavers with gravel in between and a concrete slab with bench, on the city right of way, without a permit. Across the street from 700 Solano Prado.

Remedy - Must obtain an after the fact permit or remove and restore swale.

Owner - OLD CUTLER BAY HOMEOWNERS ASSOCIATION

Code Enforcement Officer Vilato

Guilty/immediate removal/\$250.00 a day/\$108.75 Administrative Fee

NOVI-23-12-4 4900 Hammock Park Drive
059

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: Need to remove chain link fence and irrigation from city property

Remedy - 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 - BRIAN JANSON CAROLINE CALLAHAN

Code Enforcement Field Supervisor Sheppard

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

CONTINUED CASES

NOVI-23-10-3 630 San Servando Avenue
606

11/15/23 Case was continued by Board

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally.

(e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (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. Must obtain an after the fact permit for tree cutting. Must contact Coral Gables Greenspace for additional requirements and tree mitigation. (305) 460-5131

Owner - LUIS MANUEL RAMIREZ

Code Enforcement Officer Casimir

Dismiss the case

Yeas: 5 - Board Member Murai Jr, Board Member Kakouris, Board Member Guarch Jr., Board Member Borbolla and Board Member Cruz

Nays: 1 - Board Member Flanagan

Absent: 1 - Board Member Correa

HISTORIC CASES

NOVI-23-09-3 1433 Mendavia Avenue
154

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

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Code Enforcement Officer Comments: Installed artificial turf in front yard and on east side of property without a permit.

Remedy - Comply with Section 14-202.8 Artificial turf not allowed in front yard, may obtain a after-the-fact permit for turf installation on east side.

Owner - RUBEN M MASTRAPA

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-24-03-6](#) 6710 Le Jeune Rd.
[077](#)

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

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Code Enforcement Officer Comments: Work without a permit to include but not limited to new windows installed before obtaining a permit.

Remedy - MUST OBTAIN ALL APPROVALS AND PERMITS TO INCLUDE A HISTORICAL REVIEW.

Owner - GEORGE T PALLAS

Code Enforcement Officer Casimir

Guilty/60 days to apply, 180 days to obtain and 90 days to complete/\$150.00 a day/\$108.75 Administrative Fee

Yeas: 7 - Board Member Correa, Board Member Murai Jr., Board Member Kakouris, Board Member Guarch Jr., Board Member Flanagan, Board Member Borbolla and Board Member Cruz

STATUS CASES

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

This Code Enforcement Board Violation was Denied extension of time

ADJOURNMENT

Next hearing in on June 18, 2024

NOTE