

# **City of Coral Gables**

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



## **Marked-Up Agenda - Final**

**Wednesday, February 11, 2026**

**8:30 AM**

**City Hall, Commission Chambers**

### **Code Enforcement Board**

*Chairperson Andres Murai, Jr  
Vice Chairperson J.M. Guarch, Jr.  
Board Member Armando Bucelo  
Board Member Andres Correa  
Board Member Maria Cruz  
Board Member Jeffrey Flanagan  
Board Member George Kakouris*

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

## **CALL TO ORDER**

## **ROLL CALL**

**Present:** 7 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

## **APPROVAL OF THE MINUTES**

**Present:** 7 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

## **PUBLIC HEARING**

**NEW CASES**

[NOVI-26-01-123](#) **405 BILTMORE WAY**  
[27](#)

**Violation Description** - Sec. 62-189. Installation and Maintenance -

(a) News racks shall be single pedestal TK-80PM or K-80PM SHORACK or FN-80SP (with or without equivalent coinbox attachment) with special pedestal mount and 14-inch square base plate

(mandated) or TK-80 or K-80 SHORACK or FN-80LB (with or without equivalent coinbox

attachment) with special pedestal and 14-inch square base plate

(allowed only if demand warrants

at the installation location) or equivalent.

(b) News racks shall have gloss brown pedestals, gloss beige sides and door and gloss brown

coinbox. The height of the cabinet top of all news racks shall be 39 inches above the finished

grade level.

(c) News racks shall carry no cardholders or advertising, but may display the name, with lettering and

background of any colors, of the newspaper being dispensed, in spaces in the locations and sizes

set forth below. (1) On the front of the news rack, the lettering size shall not exceed 1¾ inches in height. The lettering

shall be placed within a colored-band space not exceeding 2½ inches in height above the door

hinge. (2) On the sides and back of the news rack, the lettering size shall not exceed 2½ inches in height.

The lettering shall be placed within a colored-band space not exceeding 4½ inches in height and

beginning one inch from the top of the news rack.

(d) News racks for free newspapers may omit the coinbox and may have the pull bar welded to the

door to produce an "honor rack."

(e) News racks shall be maintained in good working order at all times, freshly painted and with

unbroken hoods.

(f) Mounts shall be bolted in place through four standard holes in the base plate in accordance with standards provided in section 62-190. News

rack cabinet tops shall be installed and checked for level; a water-soluble, paintable, ten-year calk of gloss brown color shall be applied and wiped

to seal around the base plate and the mounting surface. (Code 1958, § 28-41(b); Code 1991, § 22-164; Code 2006, § 62-160; Ord. No. 2729, §

2, 9-29-1987; Ord. No. 2911, § 2, 5-15-1990; Ord. No. 2984, § 1,

3-31-1992; Ord. No. 3184, § 1, 6-11 .

**Code Enforcement Officer Comments** - News racks in disrepair.

**Remedy** - Must replace or repair all news racks to city standards.  
Comply with Section 62-189.

**Owner** - MIAMI NEW TIMES, LLC or R/A: NRAI SERVICES, INC .

**Code Enforcement Officer Lopez**

**No Contest Plea / Guilty / 30 days to reach compliance per city standards by removal, replacement and/or restoration of news racks / \$250 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-06-108](#)  
[89](#)

**1619 CORTEZ STREET**

**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 in disrepair.

**Remedy** - Must obtain all necessary permits, approved and final including repair roof. Must maintain property at all times.

**Owner** - Gilberto Mendoza & W Frances L.

**Code Enforcement Officer Young**

**Guilty Plea / Guilty / 60 days to obtain and close all necessary permits including roof repair / \$150 daily running fine thereafter & \$108.75 administrative fee.**

**NOVI-22-11-154 1248 MILAN AVENUE****4**

**Violation Description** - 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:** Gravel installation on private property without a permit

**Remedy** - Must obtain an after the fact permit.

**Owner** - Linda Lee Stevens

**Code Enforcement Officer Selva**

**No contest plea / Guilty / 90 days to obtain and close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee / Motion Passed via unanimous Roll Call Vote - All Yea.**

**Yeas:** 7 - Chairperson Murai Jr., Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz, Board Member Correa and Board Member Bucelo

[NOVI-25-10-119](#)**40 SALAMANCA AVENUE**[16](#)

**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 permits, including but not limited to, roof leak repair.

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

**Owner** - 40 SALAMANCA CORPORATION or R/A: LuzMary Nunez LM Quality Mgmnt

**Code Enforcement Officer Selva**

**Guilty / 60 days to obtain and close all necessary permits / \$250 daily running fines & \$108.75 administrative fee.**



[NOVI-25-07-111](#) **935 CATALONIA AVENUE**  
[27](#)

**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, INTERIOR ALTERATIONS INCLUDING BUT NOT LIMITED TO, KITCHEN, BATHROOM AND WALL EXTENSIONS, INSTALLATION OF WASHER AND DRYER WITH CONNECTIONS IN SEVERAL UNITS, PLUMBING, ELECTRICAL AND BUILDING. (NOT PART OF MOLD REMEDIATION OR WINDOW REPAIRS FOR NOVI-25-06-11012).

**Remedy** - PLEASE OBTAIN PERMITS FOR ALL INTERIOR WORK, CALL FOR INSPECTION AND CLOSE PERMITS.

**Owner** - BILTMORE APARTMENTS OWNER LLC or R/A:  
CORPORATION SERVICE COMPANY

**Code Enforcement Officer Martinez**

**No Contest Plea / Heard and ruled on jointly with 931 Catalonia Ave case / Immediate daily running fine of \$250 until full compliance achieved by obtaining and closing all necessary permits / \$108.75 administrative fee.**

[NOVI-25-07-111](#)**931 CATALONIA AVENUE**[28](#)

**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, INTERIOR ALTERATIONS INCLUDNG BUT NOT LIMITED TO, KITCHEN, BATHROOM AND WALL EXTENSIONS, INSTALLATION OF WASHER AND DRYER WITH CONNECTIONS IN SEVERAL UNITS, PLUMBING, ELECTRICAL AND BUILDING. (NOT PART ISSUED PERMIT BLDB-22-04-0606 RENOVATIONS TO UNIT #9, OR MOLD REMEDIATION, OR WINDOW REPAIRS FOR NOVI-25-06-11010).

**Remedy** - PLEASE OBTAIN PERMIT FOR ALL INTERIOR WORK, CALL FOR INSPECTIONS AND CLOSE PERMIT.

**Owner** - BILTMORE APARTMENTS OWNER LLC or R/A:  
CORPORATION SERVICE COMPANY

**Code Enforcement Officer Martinez**

No Contest Plea / Heard and ruled on jointly with 935 Catalonia Ave case / Immediate daily running fine of \$250 until full compliance achieved by obtaining and closing all necessary permits / \$108.75 administrative fee.

**NOVI-23-10-363 2700 COLUMBUS BLVD****5**

**Violation Description** - PERMIT - Required for Excavations - Sec. 62-83. - Required. (a) Violations of this section shall be punishable as provided in section 1-7. Need to search or appeal your citation? Case #:NOVI-23-10-3635 Folio #: 0341180020395 (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** - Gravel installation on the right of way without a permit.

**Remedy** - Obtain the required city permit(s) or Restrictive Covenant for any gravel or irrigation on city swale. Please contact Greenspace at PWgreenspace@coralgables.com or 305-460-5191 or 5131 for any additional questions.

**Owner** - Michael Zucatto

**Code Enforcement Officer Martinez**

**Guilty / 30 days to obtain and close all necessary permits / \$150 daily running fine & \$108.75 administrative fee.**

[NOVI-24-12-855](#) **422 FLUVIA AVENUE**[1](#)

**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** - Minimal Housing - 1/ Garage is boarded up since fire. 2/ Roof needs repair, submit for permit and obtain approval. 3/

**Remedy** - Minimal Housing - 1/ Garage is boarded up since fire. 2/ Roof needs repair, submit for permit and obtain approval. 3/.

**Owner** - LABH LLC or Title MGR: Guatam Patel

**Code Enforcement Officer Martinez**

Guilty / 90 days to obtain all necessary permits and 6 months to close permits / \$150 daily running fine thereafter & \$108.75 administrative fee.

[NOVI-25-04-983](#)**13008 ZAMBRANA STREET**[9](#)

**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** - Removing boat lift without permit.

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

**Owner** - Gregory D Travaline & Raquel Manly Case

**Code Enforcement Officer Vilato**

**Guilty / 6 months to obtain and close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-05-101](#)**8065 LOS PINOS CIRCLE**[19](#)

**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 new landscaping throughout property and city swale without a permit Installed artificial turf throughout property i.e. front yard and side yard without a permit.

**Remedy** - Comply with Section 14-202.8 must obtain an after-the-fact permit for landscape installation on city swale and private property. Must obtain a after-the-fact permit for artificial turf in front yard and side yard or remove and install approved ground cover.

**Owner** - Abel Avellan

**Code Enforcement Officer Vilato**

**No Contest Plea / Guilty / 60 days to obtain and close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

**STATUS CASES**[NOVI-23-08-284](#)**516 NAVARRE AVENUE****(Historic Property)**[4](#)

**(Note - Previous Board Findings from 11/20/2024:** Guilty / 30 days to re-activate / 30 days to close I \$150 daily running fine / \$108.75 administrative fee.)

**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-20-01-5033 NEW SWIMMING POOL, SPA, PAVER POOL DECK.

**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** - Dagoberto Cabral Jr.

**Code Enforcement Officer Ramos**

The following Board Order from 11/20/2024 stays in effect: Guilty / 30 days to re-activate / 30 day to close permits / \$150 daily running fine / \$108.75 administrative fee.

**HISTORIC CASES**

[NOVI-26-01-123](#) **1129 SEVILLA AVENUE**  
[40](#)

**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 installation of shoring, removal of roof structure and Interior demolition. Although a permit was issued, the work performed went far beyond what was approved on the issued permit. Construction sequence was not followed and building is now inadequately braced due to excessive demolition.

**Remedy** - Cease and desist all unpermitted work. Must immediately obtain all necessary permits and/or revisions to safe up the structure in its current condition, including addressing the now-inadequate shoring due to excessive demolition performed that was outside of the approved plans and did not comply with the approved construction sequence.

**Owner** - DARLING POINT LLC or R/A: Irene Dubrovina

**Code Enforcement Officer Ramos**

Immediate \$250 daily running fine. If structure not water-tight by June 1st, 2026 (6/01/2026), fines will begin running at \$500 until full compliance achieved by obtaining and closing all necessary permits / & \$108.75 administrative fee.



[NOVI-25-10-119](#)**121 FLORIDA AVENUE**[13](#)

**Violation Description** - Section 8-108 Demolition by neglect - The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

1.) It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

- a. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially;
- b. Deteriorated or inadequate foundations;
- c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
- d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
- g. 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;
- h. Any structure which is not properly secured and is accessible to the general public;
- i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
- j. The spalling of the concrete of any portion of the interior or exterior of the building.

2.) A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape feature, improvement, site, or portion thereof which has been historically designated pursuant to the Historic Preservation provisions, in the opinion of the Historic Preservation Board, or the Historic Preservation Officer in this Article, or the City's Building Official, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, the Historic Preservation Officer or the City's Building Official shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours notice to the owner of intent to inspect. In the event the property owner refuses entry of any City official onto the subject property, the City may file an appropriate action to allow such officials access to the subject property for an inspection. The City may require that the property owner retain a professional structural engineer with comprehensive experience with historically designated properties registered in the state, to complete a structural evaluation report to be submitted to the City. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and

corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including holes, punctures, mechanical systems, and/or roof penetrations as necessary to preserve the building or structure in good condition.

The owner shall substantially complete such remedial and corrective action within thirty (30) days of receipt of the report, or within such time as deemed appropriate by the building official, in consultation with the Historic Preservation Officer. Such time may be extended at the discretion of the City's building official, in consultation with the Historic Preservation Officer.

3.) If the owner of the subject property, in the opinion of the City's Building Official and Historic Preservation Officer, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the City may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure or building into

compliance with the required minimum maintenance standards herein and seeking civil penalties, such civil action may only be initiated at the discretion of the City Manager or designee. The court shall order an injunction providing such remedies if the City proves that the property owner has violated the required minimum maintenance standards or any portion of this section or this code.

4.) Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

5.) There shall be no variances, by either the Board of Adjustment or the Historic Preservation Board, from any of the provisions contained in this Section, except if the property owner demonstrates to the Board that the required remedial and corrective action would create an unreasonable or undue hardship as described in Section 8-115. C. The ad valorem tax exemption provided for historic properties under Sections 8-118 through 8-120

does not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed or demolished in violation of this Section.

**Code Enforcement Officer Comments** - Demolition by neglect by allowing: (a) Deteriorated and decayed facades or façade elements, including but not limited to, facades which may structurally fail and collapse entirely or partially; (b) Deteriorated or inadequate foundations; (c) Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration; (d) Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration; (e) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors; (f) 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; and (g) Any fault or defect in the property that renders it structurally unsafe or not properly watertight

**Remedy** - Apply for, obtain, and pass final inspection on necessary

permits to secure, repair, and preserve the historic structure.

**Owner** - 121 FLORIDA AVE LLC or R/A: Julio Ayala

**Code Enforcement Officer Barcenas**

Agreed Order Read into the Record by City Attorney:

**CONCLUSIONS OF LAW** - The foregoing findings of fact constitute violations of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing and the agreement of the parties:

- 1.) The Respondent shall, within 30 days of the date of this Order, apply for all required development approvals to correct the Violations and complete construction of the Building ("Permits").
- 2.) The Respondent shall obtain the Permits within 30 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 60 days from the date of the Order.
- 3.) The Respondent shall pass final inspection on all Permits within 90 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 150 days from the date of the Order.
- 4.) The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to paragraph 7 of this Order.
- 5.) The City agrees to expedite its review of any applications for Permits, the building plans, and its inspections.
- 6.) In the event of non-compliance by the Respondent with this Order, a fine of \$150 per day shall per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.
- 7.) The City Code Enforcement Division or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
- 8.) The Respondent shall pay the administrative costs for the hearing of

**\$108.75.**

**9.) If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violators.**

**Upon complying, the Respondent must notify Code Enforcement Officer Aaron Barcenas, 305-619-4302, [abarcenas@coralgables.com](mailto:abarcenas@coralgables.com) who will inspect the Property and verify either compliance or non-compliance.**

[NOVI-25-10-119](#) **4107 SANTA MARIA STREET**  
[50](#)

**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** - Southernmost 3 trees (effectively destroyed) on ROW. Tree #4 at north of the property also affected.

**Remedy** - Must cease and desist all kind of work and must obtain after the fact permit for tree removal from ROW.

**Owner** - Manuel A. Penalver & W Christina L.

**Code Enforcement Officer Gonzalez**

**Guilty / \$15,000 per tree effectively destroyed (\$45,000 total), \$1,500 for tree abuse of 4th tree. / Immediate running fine of \$500 per day until After-The-Fact Permit obtained and closed.**

**Yeas:** 5 - Board Member Correa, Chairperson Murai Jr, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

**Abstentions:** 1 - Board Member Kakouris

**Excused:** 1 - Board Member Bucelo

[NOVI-25-09-115](#) **449 ANASTASIA AVENUE**  
[91](#)

**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.

**Remedy** - Must obtain all necessary after-the-fact permit(s) for AC Mini Splits installed in the rear of the property without an approved permit.

**Owner** - GABLES MAYFAIR LLC or R/A: Grant Souviron

**Code Enforcement Officer Martinez**

**No Contest Plea / Heard and ruled on jointly with 439 Anastasia Avenue Case / 30 days to obtain & close all necessary permits / \$250 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-10-119](#)  
[02](#)

**439 ANASTASIA AVENUE**

**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 - 1/ Electrical exposed wires, extending from exterior lights; 2/ Plumbing (Clean out PVC) extending from Kitchen sink to exterior (Unit#7); 3/ New gas lines pipes installed and 4/ Epoxy filling and Stucco repairs to exterior cracks.

**Remedy** - Cease and desist all unpermitted work. Must obtain all necessary permits for including but not limited to: 1/ Exterior electrical lights, 2/ Plumbing, 3/ Gas lines and 4/ Exterior Stucco repairs. **\*\*MUST - Call or visit, Permit Division\* - 427 BILTMORE WAY, 1st Flr, Coral Gables, 33134 TEL 305460-5245\*\*\*.**

**Owner** - GABLES MAYFAIR LLC or R/A: GRANT SOUVIRON

**Code Enforcement Officer Martinez**

**No Contest Plea / Heard and ruled on jointly with 449 Anastasia Avenue Case / 30 days to obtain & close all necessary permits / \$250 daily running fine thereafter & \$108.75 administrative fee.**



[NOVI-25-08-113](#) **1318 S GREENWAY DRIVE**  
[31](#)

**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, including but not limited to, driveway, exterior walls, and awnings are dirty/discolored.

**Remedy** - Must clean and maintain property.

**Owner** - Ronald L. Smith & Janet N. Smith

**Code Enforcement Officer Selva**

**Guilty / 30 days to perform all required property maintenance / \$150 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-23-02-180](#)**1319 CASTILE AVENUE**[8](#)

**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:** Pergola roof and exhaust fan installation on rear of property installed without a permit.

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

**Owner** - Andres Rodriguez

**Code Enforcement Officer Selva**

**Guilty / 90 days to obtain & 6 months thereafter to close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

**EXPIRED PERMIT CASES**

[NOVI-25-08-114](#) **4815 BILTMORE DRIVE**  
[29](#)

**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, BLDR-21-11-0432 - "REMOVE CAST WINDOW SILLS ( STUCCO SMOOTH ) REMOVE STONE CAPS AT FENCE".

**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/ [developmentsservices@coralgables.com](mailto:developmentsservices@coralgables.com) .

**Owner** - Katrina Alvarez Ruiz & Joseph Rene Ruiz

**Code Enforcement Officer Vilato**

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

**NOVI-25-10-117 7910 MINDELLO STREET****41**

**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  
BLDR-23-03-3072 Interior Remodeling including exterior windows and doors; new a/c systems; update electrical and plumbing.

**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** - Carlo Giovannetti & Alexandra Yatsenko

**Code Enforcement Officer Vilato**

**Guilty Plea / 30 days to re-new & close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-08-114](#)**6825 BRIGHTON PLACE**[35](#)

**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, BLDR-22-02-1021 - "RE-ROOF - FLAT ONLY (NORTHSIDE)".

**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** - Lea Jahns Scherman

**Code Enforcement Officer Vilato**

**Guilty / 30 days to re-new & close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-06-110](#)**825 GRANADA GROVES COURT**[54](#)

**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, BLDR-23-07-3956 - Window / Door Replacement.

**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** - Daniel Martinez & W Alicia M.

**Code Enforcement Officer Vilato**

**Guilty / 30 days to re-new & close all necessary permits / \$150 daily running fine thereafter & \$108.75 administrative fee.**

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**