

# City of Coral Gables

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



## Meeting Minutes

Wednesday, June 18, 2025

8:30 AM

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

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-25-03-9 931 CATALONIA AVE**  
**536**

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 permit(s). Must obtain all necessary after the fact permit(s) 1/ Re-roofing; 2/ Mini-Split A/C installed on exterior walls; 3/ Awning re-cover / color change; 4/ Installment / replacement of exterior lighting fixtures; 5/ Walkway exterior step tiles changed.

Remedy - Must obtain all necessary after the fact permit(s), call for inspection and obtain finalized permit(s).

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

Code Enforcement Officer Martinez

**Guilty / 90 days to obtain permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**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-25-03-9 931 CATALONIA AVE**  
**557**

Violation Description - Landscaping - Plant Materials - Ground cover - Section 6-103. Landscape general requirements. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Comments - No ground cover on property, sod was replaced with gravel.

Remedy - Comply with Section 6-103, Section 6. Plant materials, Sub-section V - Ground cover required on Private property (OR) approved crushed rocks with approved and finalized permit.

Owner - BILTMORE APARTMENTS OWNER LLC

Code Enforcement Officer Martinez

**Guilty / 90 days to obtain permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**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-25-03-9 935 CATALONIA AVE**  
**529**

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 permit(s) Must obtain all necessary after the fact permits 1/ Mini-Split A/C installed on exterior walls; 2/ Awning re-cover / color change; 3/ Installation / replacement of exterior lighting fixtures; 4/ Walkway exterior step tiles changed.

Remedy - Must obtain all necessary after the fact permit(s), call for inspection and obtain finalized permit(s).

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

Code Enforcement Officer Martinez

**Guilty / 90 days to obtain permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-25-03-9 935 CATALONIA AVE**  
**561**

Violation Description - Landscaping - Plant Materials - Ground cover - Section 6-103. Landscape general requirements v. Ground cover. A combination of vegetative ground cover, lawn grass, mulch or other City approved ground cover shall be provided on all exposed earth. The intent is to provide one hundred (100%) percent ground coverage. If vegetative ground covers are provided, the vegetation shall provide complete coverage within three (3) months after planting.

Code Enforcement Officer Comments - No ground cover on property, sod replaced with gravel.

Remedy - Comply with Section 6-103, Section 6. Plant materials, Sub-section V - Ground cover required on Private Property (OR) approved crush rocks with approved and finalized permit.

Owner - BILTMORE APARTMENTS OWNER LLC

Code Enforcement Officer Martinez

**Guilty / 90 days to obtain permit and close / \$250 daily running fine / \$108.75 administrative fee.**

**NOVI-25-03-9 935 CATALONIA AVE**  
**563**

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: Alleged mold growth identified within unit, reported by resident Ms. Josette Smith of Apt #8.

Code Enforcement Officer Comments - Mold growth identified within unit, reported by resident Ms. Josette Smith of Apt #8.

Remedy - Comply with Sec105-278 - Remedy any possible affected areas causing any mold that may cause a safety concern to occupant(s).

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

Code Enforcement Officer Martinez

**Guilty / 10 days to provide air quality report / 10 days to bring property in compliance/remediate / \$500 daily running fine / \$108.75 Administrative Fee.**

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

**NOVI-24-06-8 2516 PONCE DE LEON BLVD**  
**133**

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 INSTALLED WITHOUT PERMIT

Remedy - Please obtain Permit (PERMIT BLDB-21-12-0262 IN "DENIED" STATUS)

Owner - GABLES SHOPS LLC

Code Enforcement Officer Lugo

**Guilty / 30 days to obtain and close permit / \$250 daily running fine / \$108.75 administrative fee.**



**NOVI-24-09-8 415 ALEDO AVE**  
**376**

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, PAVER DRIVEWAY AND WALKWAY DONE WITHOUT APPROVED PERMIT, ZONR-23-10-1421 IN "DENIED" STATUS.

Remedy - PLEASE OBTAIN APPROVED PERMIT, CALL INSPECTION AND CLOSE PERMIT, OR PROVIDE APPROVED PERMIT.

Owner - PETER RAHAGHI

Code Enforcement Officer Lugo

**Guilty / 90 days to obtain and close permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-10-8 401 PERUGIA AVE**  
**459**

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 OF CITY TREES  
WITHOUT PERMIT OR APPROVAL

Remedy - OBTAIN AFTER THE FACT PERMIT, ISA CERTIFIED  
ARBORRIST REPORT FOR VIABILITY OF TREE AND ANY  
PRESCRIPTION NECESSARY.

Owner - MILLTOWER 1905 LLC

Code Enforcement Officer Lugo

Continued. Waiting on Greenspace's input.

**NOVI-24-01-4 1612 GRANADA BLVD**  
**846**

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 done without a permit, including but not limited to, painting, awnings removed, trees removed, driveway replaced, walkway replaced, front door replaced, walkway gate installed, and light fixtures replaced.

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

Owner - MARK A CERECEDA & VANESSA CERECEDA

Code Enforcement Officer Selva

**Guilty / 6 months to obtain and close permit / \$150 daily running fine / \$108.75 administrative fee.**

**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 permit(s), including but not limited to, property painted, wooden accent panels, and artificial grass.

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

Owner - ALBERTO MONTERO

Code Enforcement Officer Selva

**Guilty / 60 days to obtain and close permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-23-01-1 2121 RED RD**  
**722**

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 - Perimeter wall in disrepair/in need of maintenance.

Remedy - Must repair concrete wall. Apply and obtain necessary permit(s).

Owner - ALBERTO MONTERO

Code Enforcement Officer Selva

**Guilty / 60 days to obtain and close permit / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-11-8 4610 LE JEUNE RD**  
**519**

Violation Description - Outdoor Lighting - Section 12-102. Outdoor lighting permitted with standards Outdoor lighting for areas such as but not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and night lighting of commercial buildings, any of which abut residential areas shall be permitted under the following conditions: A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away from adjacent properties and will not be a nuisance to such adjacent properties. B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not exceed one-half (½) foot-candle (vertical) and one-half (½) foot candle (horizontal) illumination on adjacent properties.

Code Enforcement Officer Comments - Light from exterior light fixtures encroaching onto the right of way and neighboring properties.

Remedy - Lights need to be adjusted, deflected, shaded, and/or focused away from adjacent properties and will not be a nuisance to such adjacent properties. Apply and obtain permit(s) IF necessary.

Owner - R T A ASSOCIATES or R/A: Gloria Joannou.

Code Enforcement Officer Selva

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

**NOVI-24-06-8 29 SANTANDER AVE**  
**081**

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-21-01-6140 \*RESIDENTIAL\*INTERIOR AND EXTERIOR  
RENNOVATIONS WINDOWS ,DOORS ,NEW OPENINGS, NEW  
KITCHEN AND BATHROOM

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 - STEPHEN JAYNE

Code Enforcement Officer Ramos

**Continued before hearing.**

**NOVI-24-05-7 51 VERAGUA AVE**  
**713**

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 - WOOD FENCE IN REAR OF PROPERTY NOT ALLOWED

Remedy - REMOVE NON PERMITTED WOOD FENCE SECTION

Owner - CARLOS R FERNANDEZ BLANCO

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Continued prior to hearing.

**CONTINUED CASES**

**HISTORIC CASES**



**NOVI-24-08-8 131 ZAMORA AVE**  
**253**

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 - Exterior alterations- window replacement without an approved building permit.

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

Owner - 3 MARTINEZ PARTNERS LLC

Code Enforcement Office Ramos

**Guilty / 90 days to obtain and close permit / \$250 daily running fine / \$108.75 administrative fee.**

## **STATUS CASES**

**NOVI-22-05-0 1021 HARDEE RD**  
**501**

**Violation Description**

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property
2. Section 62-151 of the City Code, to wit: failure to maintain the sidewalk and driveway approach in a clean condition
3. Sections 250, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the residential structure: The Structure's walls and roof are dirty in places, the paint is chipping and there are cracks on the walls; iron bars are damaged and rusted and the paint is chipped and peeling;
4. Section 255 of Chapter 105, Minimum Housing Code, of the City Code and Section 5-1803 of the City Zoning Code, to wit: outdoor storage of plywood sheets, wooden beams, and other construction materials
5. Sections 3-207 (D) of the City Zoning Code, to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-14-06-1441 and all subpermits for the Structure, which was issued on 7- 10-17, had its last approved inspections (for structural and public works) on June 28, 2018, and expires on 12-26-18

**Code Enforcement Officer Comments - N/A**

**Remedy**

1. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
2. Clean the sidewalk and driveway approach
3. Clean or paint walls, and roof, and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required
4. Remove all outdoor storage of plywood sheets, wooden beams, and other construction materials or place them in an approved outdoor storage area
5. Pass final inspection on all required permits to complete the Structure on the Property

**Owner - JUAN M DELGADO TRS JUAN M REVOCABLE TRUST**

**Code Enforcement Officer Sheppard**

**A motion was made by Vice Chairperson Guarch, Jr., seconded by Board Member Kakouris, that this matter be found Guilty. The Board determined that no further extension beyond November 29, 2024, will be granted and ordered staff to record the lien immediately due to non-compliance with the agreed order dated March 20, 2019.**

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

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**