

# City of Coral Gables

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



## Meeting Minutes

Wednesday, April 21, 2021

8:30 AM

Virtual 405 Biltmore Way/Via Zoom

### Code Enforcement Board

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

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, April 21, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

**CALL TO ORDER**

Meeting was called to order by Vice Chairperson, George Kakouris.

**Present:** 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**ROLL CALL**

**Present:** 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**APPROVAL OF THE MINUTES**

**A motion was made by Board Member Borbolla, seconded by Board Member Flanagan, that this matter be approved. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

**PUBLIC HEARING**

**NEW CASES**

1129 Sevilla Avenue

Violation Description - Property needs maintenance: walls, walkway, front door and chimney are dirty. Detached garage roof is caving in.

Remedy - Must clean and/or paint property and repair detached garage. Obtain necessary approval and permit.

Owner - Audrey Kaye Est Of

Code Enforcement Officer Schwartz

Agreed Order read into the record by City Attorney, Miriam Ramos.

**A motion was made by Board Member Guarch, Jr., seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Guarch Jr.

5000 University Drive

Violation Description - Building permits BL-16-05-6495, BL15054427,

BL18043040, BL18123290, EL11014030, EL16022739, EL19105092, EL19114004, EL20046326, ME11014028, ME15010854, ME19065375 & ME19075208 are expired and mostly have been expired for more than one year.

Remedy - Must re-activate permits and call for the inspections to finalize the permits.

Owner - DOCTORS HOSPITAL INC

Code Enforcement Officer Ernesto Bermudez

3809 Ponce de Leon Boulevard

Violation Description - BL-19-06-4792 is expired and was not finalized.

Remedy - Must reactivate permit, obtain all pending inspections and finalize permit.

Owner - 3809 Ponce de Leon LLC.

Code Enforcement Officer J. Garcia

Found guilty, comply within 30 days of Board's hearing by re-activating and closing permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Murai Jr and Board Member Guarch Jr.

55 Merrick Way Unit 519

Violation Description BL-18-09-2678 expired on 3/30/2019 and was not finalized

Remedy - Must reactivate permit and obtain all pending inspections.

Owner- Gary Richard Cisero/ A and S revocable trust/ Ana Herera Heranadez TRS

Code enforcement officer- J. Garcia

Found guilty, comply within 30 days of Board's hearing by re-activating and closing permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Murai Jr, Board Member Guarch Jr. and Board Member Zoller

1400 Lugo Avenue

Violation Description - New A/C and/or change out prior to approvals and permit (All-Year Cooling).

Remedy - Must obtain necessary "after the fact" approvals, permit and required inspections.

Owner - Diego Cagol & W Mildred

Code Enforcement Field Supervisor A. Garcia

**This Code Enforcement Board Violation was Continued**

4880 Hammock Lake Drive

Violation Description - Wooden Structure and deck done without approval or permit.

Remedy - Must obtain necessary permit and approvals.

Owner - Cesar Molina & Shana Willinsky

Code Enforcement Officer Quintana

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

**HISTORIC NEW CASES**

1252 Obispo Avenue

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Delgado/Schwartz

Found guilty, comply within 30 days of Board's hearing by re-activating and closing permit(s). \$75.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return in 3 months for status report to the Board on July 21,2021.

**A motion was made by Board Member Borbolla, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Murai Jr,Board Member Zoller,Board Member Flanagan,Board Member Kakouris,Board Member Borbolla and Board Member Guarch Jr.

1252 Obispo Avenue

Violation Description - The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).The following permits have been open for more than a year: BL-14-11-4165 (Residential Addition) and ZN-18-06-4250 (Chain link fence).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Ramesh C Airan &W Aruna R

Code Enforcement Officer Delgado

Found guilty, comply within 30 days of Board's hearing by re-activating and closing permit(s). \$75.00 daily fine to commence if no compliance. Administrative Fee waived by the Board. To return in 3 months for status report to the Board on July 21,2021.

**A motion was made by Board Member Zoller, seconded by Board Member Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 6 - Board Member Murai Jr,Board Member Zoller,Board Member Flanagan,Board Member Kakouris,Board Member Borbolla and Board Member Guarch Jr.

131 Zamora Avenue

Violation Description - Window replacement without a permit, Apartment

entrance doors replaced without a permit, Interior apartment renovations done without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - 3 Martinez Partners LLC.

Code Enforcement Officer J. Garcia

Found guilty, comply within 30 days of Board's hearing by applying for permit(s) and 30 days thereafter to obtain permit(s). \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 6 - Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Murai Jr and Board Member Guarch Jr.

1330 Coral Way

Violation Description - Replacement of damaged wood from 2nd floor balcony without approval and permit

Remedy - Must obtain approval and permit

Owner - Marlen Perneti

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued**

**STATUS REPORT CASES**

4916 Washington Drive

CEB - 4-21-2021 - Returning for monthly status report

CEB 3-17-2021 - Returning for monthly status report

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance.

Administrative Fee of \$108.75 assessed by the Board. To return for monthly Status Report's as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

Status Report - Need to re-activate permit(s) for walkway and request for inspection. Still need to obtain electrical permit(s) and approved by official.

1615 Ferdinand Street

**CEB - 4-21-2021 Returning for 60 days status report**

**CEB 2-17-2021 - Returning for status report**

**CEB 11-18-2020 - Returning in 90 days for status report**

**CEB 3-18-2020 - Returning for monthly status report**

**CEB 2-19-2020 - Returning for monthly status report**

**CEB 1-15-2020 - Returning for monthly status report**

**CEB 11-20-2019 - Found Guilty** - Mesh to be palced on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance. Project needs to be completed by by 3/29/2020. \$150 daily fine to commence if no compliance. Monthly updates to be provided to the Board by property owner.

Violation Description - The following permits have been open for more than a year:

ZN 18-10-3449 (Temp. chain link fence)

PL 18-01-2382 (Septic tank)

PL 18-01-2381 (Plumbing work for residential addition)



BL 17-12-2086 (Residential Addition)

Remedy - Need to complete, call for inspections and close out permits.

Owner - Muster Investment LLC

Code Enforcement Officer's Delgado/Schwartz

Status Report - Return in 60 days for additional status to Hearing on June 17, 2021.

6913 Talavera Street

**CEB 4/21/2021 - Returning for monthly status report - lien has been recorded**

**CEB 3/17/2021 - Returning for monthly status report**

**CEB 2/17/2021 - Returning for monthly status report**

**CEB 1/20/2021 - Returned for monthly status report**

**CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.**

**CEB - 10-21-2020 - Continued to November**

**CEB - 9-23-2020 - Returning to get full report from the Zoning Department.**

**CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.**

**Documents presented into Public Record by Barbara Garcia.**

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits.  
(Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Status Report - Return for status report to next hearing.

## **ADJOURNMENT**

Meeting was adjourned by Vice Chairperson, George Kakouris.