

# City of Coral Gables

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



## Agenda

Wednesday, November 20, 2019

8:30 AM

City Hall, Commission Chambers, 2nd Floor

### 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*

## ROLL CALL

## APPROVAL OF THE MINUTES

[19-9416](#) Code Enforcement Board Minutes of October 16, 2019.

**Attachments:** [CEB Minutes 10-16-2019](#)

## PUBLIC HEARING

### *SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

[CE282606](#) 4700 SW 8 Street

Violation Description - No approval or permit for painting, dirty roof, fence is dirty and broken, trash and debris in rear of property including old mattresses, shopping cart, and pallets.

Remedy - Get approval and permit for painting, clean roof, repair fence and clean. Remove all trash and debris including the mattresses, shopping cart, wood pallets.

Owner - Cuernos Management LLC

Code Enforcement Officer Bermudez

**Attachments:** [Violation Photos](#)  
[Property Owner](#)  
[Notice of Violation signed](#)  
[Notice of Violation - owner signed](#)  
[NOV Posting Affidavit](#)  
[Painting Permit](#)  
[Summons](#)  
[Summons USPS Tracking](#)

**CE288967** 1615 Ferdinand Street

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 Delgado

**Attachments:** [Email complaint](#)  
[Permits](#)  
[Ownership](#)  
[Sunbiz](#)  
[NOV](#)  
[NOV picture](#)  
[NOV posting](#)  
[NOV Registered Agent](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[SUMMONS TO APPEAR](#)

**CE288751** 8020 Los Pinos Boulevard

Violation Description -

1. Sections 34-202 and 203 of the City Code - Failure to accurately register the Property as being vacant and in default of the mortgage and failure to maintain the Property.

2. Sections 3-207 (D) of the City Zoning Code - 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-15-08-5451 and all subpermits for the Structure, which was issued on 1-5-16, had its last approved inspection (for setbacks) on 5-20-16, and expires on 4-30-18 [fines running against owner in case # CE276224-030718].

Remedy -

1. Register the Property on the correct registry for properties in default of the mortgage and correct all code violations as set forth herein.
2. Pass final inspection on BL-15-08-5451 and all subpermits for the Structure.

Owner - Perla Machaen and Robert F Thorne

Code Enforcement Field Supervisor A. Garcia

**Attachments:** [Property Info](#)  
[NOVs - 8020 Los Pinos Blvd](#)  
[NOV 101119 \(1\)](#)  
[NOV 101119 \(2\)](#)  
[motion for injunction - 8020 Los Pinos Blvd - 9-25-19](#)  
[10-3-19 Injunction Order](#)  
[foreclosure contacts - 8020 Los Pinos Blvd - 3-4-19](#)  
[list of interested parties - 8020 Los Pinos Blvd](#)  
[Email 092519 ALP - Motion for injunction](#)  
[Email 101019 ALP - Signed NOVs](#)  
[Email 101219 ALP - Request for extension and approval](#)  
[Email 101719 ALP - Mortgagee Reg Compliance - Summons](#)

**CE286874**

90 Edgewater Drive #1123

Violation Description - Kitchen sink and kitchen cabinets installed without approval and permits. Two bathroom sinks installed without approval and permits. Tiling in the bathroom without approval and permits.

Remedy - Must obtain approval and permits for all items.

Owner - Antonio A Rodriguez & W Marisel

Code Enforcement Officer Quintana

**Attachments:** [violation pictures](#)  
[posting pictures](#)  
[ownership](#)  
[WWP code](#)  
[warning notice signed](#)  
[affid 90 edgewater 1123 warning](#)  
[signed nov notice](#)  
[90 edgewater 1123 nov sent certified mail and copy of usps](#)  
[affid 90 edgewater 1123 nov](#)  
[summons notice signed](#)  
[affid 90 edgewater 1123 summons](#)  
[summons posting pictures 11 6 2019](#)  
[new summons posting affi](#)

**CE275551**

5410 Orduna Drive

Violation Description - Roof is dirty. City right-of-way does not have property ground cover.

Remedy - Roof needs to be cleaned. Must have ground cover. Options are: grass, low non-woody landscape plants or decorative crushed stone. Permit from Public Works Department is required for the plants and crushed stone. Please contact the department at: (305) 460-5000.

Owner - Alejandro Perez Siam JTRS & Yleana Perez Siam JTRS

Code Enforcement Officer Quintana

**Attachments:** [Violation photos 2019](#)  
[Original 2018 photos](#)  
[ownership](#)  
[warning notice signed](#)  
[affi 5410 orduna warning](#)  
[5410 orduna nov sent certified mail](#)  
[Summons notice sent certified](#)  
[affi 5410 orduna summons](#)  
[AB applied for cleaning and painting of roof](#)  
[summons posting pictures 11 6 2019](#)  
[summons affi](#)

**CE287037**

3195 Ponce de Leon Boulevard

Violation Description - Interior work done without approval or permit. Floors, walls, electrical and mechanical. 2nd and 3rd floors.

Remedy - Must obtain "after the fact" permit for all work done. Must obtain inspections for all permits to close.

Owner - Four Aces Properties II LLC

Code Enforcement Officer Schwartz

[CE280038](#) 103 Romano Avenue

Violation Description - Blocking up opening at side of garage, garage door has been replaced with wood (no functioning garage door), wood structure at rear of property, wing wall is damaged and part is missing, walls and awnings are dirty and discolored, & storing of items at side of home.

Remedy - Must obtain permits and clean awnings, clean and paint walls, walkways and driveways. Obtain building permit for demolition of wood structure, blocking up door at side of garage, new garage door, and repair/replacement of wing wall at west side. Must also relocate all items being stored outside of home to garage, obtain permit for storage enclosure, or remove from property.

Owner - Melvin Perez Danielle Bowman

Code Enforcement Officer Schwartz

**Attachments:** [Pictures 2](#)  
[CEVW Affidavit of Posting](#)  
[CEVW Posting \(1\)](#)  
[CEVW Posting \(2\)](#)  
[Code Enforcement Violation Warning-signed ownership](#)

## HISTORIC PROPERTIES

[CE286634](#) 445 Alhambra Circle

Violation Description - Removal of decorative iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

**Attachments:** [Photos](#)  
[Front entry before Violation](#)  
[WWP code](#)  
[Property Owner](#)  
[Email - Kara Kautz](#)  
[Code Enforcement Violation Warning signed](#)  
[Notice of Violation signed](#)  
[NOV affidavit](#)  
[USPS Tracking\(NOV\)](#)  
[Summons](#)  
[Summons Affidavit](#)  
[UPSP Tracking \(SUM\)](#)

**CE280699** 2516 Alhambra Circle

Violation Description - Installed artificial turf without approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - Edward De Valle

Code Enforcement Officer Delgado

**Attachments:** [EMAIL FROM MICHAEL KATTOU](#)  
[OWNERSHIP](#)  
[WWP CODE](#)  
[VIOLATION PHOTOS \(1\)](#)  
[VIOLATION PHOTOS \(2\)](#)  
[VIOLATION PHOTOS \(3\)](#)  
[Code Enforcement Violation Warning SIGNED](#)  
[CE VIOLATION WARNING POSTING](#)  
[NOTICE OF VIOLATION - SIGNED](#)  
[USPS - NOV](#)  
[NOV POSTING](#)  
[SUMMONS POSTING](#)  
[SUMMONS TO APPEAR](#)  
[VIOLATION PHOTOS \(5\)](#)  
[VIOLATION PHOTOS \(6\)](#)  
[VIOLATION PHOTOS \(7\)](#)

**CE286332** 1109 Almeria Avenue

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Officer Delgado

- Attachments:** [VIOLATION PHOTOS 10-15-19](#)  
[OWNERSHIP](#)  
[EXPIRED PERMIT PRINT OUT](#)  
[PERMIT 10-15-19](#)  
[EXP CODE](#)  
[CE VIOLATION WARNING NOTICE](#)  
[CE VIOLATION WARNING AFFIDAVIT](#)  
[CE VIOLATION WARNING POSTING](#)  
[NOTICE OF VIOLATION SIGNED](#)  
[NOTICE OF VIOLATION AFFIDAVIT](#)  
[NOV POSTING](#)  
[USPS NOTICE OF VIOLATION](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[SUMMONS TO APPEAR POSTING \(1\)](#)  
[SUMMONS TO APPEAR POSTING \(2\)](#)  
[USPS FOR SUMMONS](#)  
[SUMMONS TO APPEAR \(NOV. CEB\)](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)

**DISCUSSION ITEMS**

**Approval of 2020 Board Hearing Calendar**

**ADJOURNMENT**