

City of Coral Gables

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



Meeting Minutes

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*

CALL TO ORDER

Meeting was called to order by Chairperson, Andres Murai, Jr.

ROLL CALL

Present: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

APPROVAL OF THE MINUTES

Code Enforcement Board Minutes of October 16, 2019.

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

A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Zoller, that this matter be approved. The motion passed by the following vote.

Yeas: 7 - Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla and Board Member Bucelo

PUBLIC HEARING

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

Complied prior to hearing.

This Code Enforcement Board Violation was Complied prior to hearing

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](#)
[NOV picture](#)
[NOV posting](#)
[NOV Registered Agent](#)
[NOV](#)
[Ownership](#)
[Permits](#)
[SUMMONS POSTING \(1\)](#)
[SUMMONS POSTING \(2\)](#)
[Sunbiz](#)
[SUMMONS TO APPEAR](#)
[PHOTOS OF PROPERTY \(2\)](#)
[PHOTOS OF PROPERTY \(3\)](#)
[PHOTOS OF PROPERTY \(1\)](#)
[SUMMONS AFFIDAVIT](#)
[USPS - SUMMONS](#)
[NOV -USPS & AFFIDAVIT -](#)
[PERMIT PRINT OUT 11-19-19](#)
[UNB CODE](#)
[VIOLATION PHOTOS](#)

Found guilty. Mesh to be placed on chain link fence within 7 days of hearing, \$150 daily fine to commence if no compliance.

Project needs to be completed by 3/29/2020. \$150 daily fine to commence if no compliance.

Monthly updates to be provided to Board by property owner.

A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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 and/or interested parties

Code Enforcement Field Supervisor A. Garcia

Attachments: [Property Info](#)
[NOVs - signed](#)
[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](#)
[Summons 110619](#)
[Summons 110719 \(1\)](#)
[Summons 110719 \(2\)](#)
[Violation Photos 111919](#)
[USPS 1520](#)
[USPS 1537](#)
[USPS 1544](#)
[USPS 1551](#)
[USPS 1568](#)
[USPS 3686](#)
[USPS 3778](#)
[USPS 3785](#)
[VPR Registration](#)
[NOV Affidavit 101119](#)
[Summons Affidavit 110719](#)

Proposed order read into the record by City Attorney, Miriam Ramos.

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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: [ownership](#)
[violation pictures](#)
[posting pictures](#)
[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](#)
[WWP code](#)
[new summons posting affi](#)
[summons posting pictures 11 6 2019](#)
[90 edgewater 1123 permit search on 11 14 2019](#)
[actions comments for bl-19-07-4984](#)
[new summons usps](#)

Continued prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

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 affi](#)
[summons posting pictures 11 6 2019](#)
[Email from public works](#)
[plan from 2006 sent from emily munoz in public works regarding the pavers](#)
[email from terri sheppard advising we need someone from public works to attend](#)
[5410 orduna summons usps](#)
[pictures taken on 11 19 2019](#)

Found guilty, roof to be cleaned within 15 days of the Board's Hearing.

\$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Case continued to Board Hearing scheduled on 1-15-2020 to further discuss the swale area.

A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

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

Attachments: [NOV 102719 \(1\)](#)
[NOV 102719 \(2\)](#)
[NOV affidavit 102719](#)
[Summons affidavit 103119](#)
[CE VIO 062019 \(1\)](#)
[CE VIO 062019 \(2\)](#)
[CE VIO 062019](#)
[Demo Plans](#)
[Property Ownership](#)
[Summons 103119 \(1\)](#)
[Summons 103119 \(2\)](#)
[SunBiz](#)
[Violation Photos](#)
[NOV 073019](#)
[Permits](#)
[Summons 103119](#)
[USPS 3600](#)

Found guilty, obtain permit within 30 days of the hearing, \$250.00 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed.

A motion was made by Vice-Chairperson Kakouris, seconded by Board Member Guarch, Jr., that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr., Vice-Chairperson Kakouris and Board Member Bucelo

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: [CEVW Affidavit of Posting](#)
[CEVW Posting \(1\)](#)
[CEVW Posting \(2\)](#)
[Code Enforcement Violation Warning-signed ownership](#)
[NOV 7/17/2019](#)
[SUMMONS posting 10/29/2019 2](#)
[SUMMONS posting 10/29/2019 1](#)
[NOV posting 2](#)
[NOV posting 1](#)
[Summons affidavit](#)
[NOV affidavit](#)
[Violation Photos 1](#)
[Violation Photos 2](#)
[Pictures](#)

Found guilty, All items on side of the house must be removed within 30 days of hearing, \$150 daily fine to commence if no compliance. Remaining violations to corrected within 6 months of hearing, \$150 daily fine to commence if no compliance. Administrative Fee waived by the Board.

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be found Guilty. The motion passed by the following vote.

Yeas: 7 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr. and Board Member Bucelo

HISTORIC PROPERTIES

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

Continued prior to hearing.

This Code Enforcement Board Violation was Continued prior to hearing

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: [OWNERSHIP](#)
[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 \(7\)](#)
[EMAIL FROM MICHAEL KATTOU](#)
[WWP CODE](#)

Complied prior to hearing.

This Code Enforcement Board Violation was Complied prior to hearing

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: [CE VIOLATION WARNING AFFIDAVIT](#)
[CE VIOLATION WARNING NOTICE](#)
[CE VIOLATION WARNING POSTING](#)
[EXP CODE](#)
[EXPIRED PERMIT PRINT OUT](#)
[NOTICE OF VIOLATION AFFIDAVIT](#)
[NOTICE OF VIOLATION SIGNED](#)
[NOV POSTING](#)
[OWNERSHIP](#)
[SUMMONS TO APPEAR AFFIDAVIT](#)
[SUMMONS TO APPEAR POSTING \(1\)](#)
[SUMMONS TO APPEAR POSTING \(2\)](#)
[USPS NOTICE OF VIOLATION](#)
[USPS FOR SUMMONS](#)
[VIOLATION PHOTOS 10-15-19](#)
[PERMIT 10-15-19](#)
[SUMMONS TO APPEAR \(NOV. CEB\)](#)
[SUMMONS POSTING \(1\)](#)
[SUMMONS POSTING \(2\)](#)
[SUMMONS AFFIDAVIT](#)
[USPS - SUMMONS](#)
[PERMIT ACTIVITY 11-19-19](#)
[PERMIT PRINT OUT 11-19-19](#)
[VIOLATION PHOTOS 11-19-19](#)

Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Monthly updates to be provided to Board by property owner.

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

Yeas: 7 - Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller and Board Member Bucelo

DISCUSSION ITEMS

Approval of 2020 Board Hearing Calendar

A motion was made by Board Member Flanagan, seconded by Vice-Chairperson Kakouris, that this matter be approved. The motion passed by the following vote.

Yeas: 7 - Board Member Flanagan, Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla and Board Member Bucelo

The Board Hearing scheduled for December 18, 2019 was cancelled unanimously by the Board members.

ADJOURNMENT

Meeting was adjourned by Chairperson, Andres Murai, Jr.