

City of Coral Gables

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



Meeting Minutes

Wednesday, July 19, 2023

8:30 AM

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

Code Enforcement Board

Board Member Ignacio Borbolla

Board Member Andres Correa

Board Member Maria Cruz

Board Member Jeffrey Flanagan

Board Member J.M. Guarch, Jr.

Board Member George Kakouris

Board Member Andres Murai, Jr

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

CALL TO ORDER

ROLL CALL

Present: 5 - Board Member Correa, Board Member Kakouris, Board Member Guarch Jr., Board Member Borbolla and Board Member Cruz

Excused: 2 - Board Member Murai Jr and Board Member Flanagan

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES

NOVI-23-04-1 701 Bella Vista Avenue
953

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, must apply, obtain, and close the permit. (ie. Wooden dock and pillars.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. Must apply, obtain, and close the permit.

Owner - ZERIOSHA ZAPATA

Code Enforcement Officer Roman

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-22-11-1](#) 5701 Marius Street
[517](#)

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)

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

Owner - MIRAI INTERIORS LLC
CARLOS FERREYROS or
MIRAI INTERIORS LLC

Code Enforcement Officer Roman

Guilty/30 days obtain and 120 days to final/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-22-12-1](#) 401 Majorca Avenue
[602](#)

Violation Description - Excavations - Sec. 62-58. - Penalties.

Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense.

(Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation on the city swale without a permit.

Remedy - Must obtain an after the fact permit.

Owner - 401 MG LLC

Code Enforcement Officer Garcia

Guilty/30 days to comply/\$150.00 a day/\$108.75 Administrative Fee

[NOVI-22-11-1](#) 732 Mendoza Avenue
[569](#)

Violation Description - Excavations - Sec. 62-58. - Penalties. Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense.

(Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation on city swale without a permit.

Remedy - Must obtain an after the fact public works permit.

Owner - The Caravelle Group Inc.

Code Enforcement Officer J. Garcia

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-22-08-1](#) 888 Douglas Rd. Unit 503
[259](#)

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-19-11-3963
TYPE OF WORK: INSTALL WOOD FLOORING &
SOUNDPROOFING
EXPIRED: 10/19/2020

EXPIRED PERMIT: ME-20-04-6217
TYPE OF WORK: EXACT A/C CHANGE OUT OF A 3 TON RTU
EXPIRED: 01/02/2021

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/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - Park Avenue Enterprises Ltd.

Code Enforcement Officer Casimir

This Code Enforcement Board Violation was Complied prior to hearing

[NOVI-22-08-1](#) 101 Aragon Avenue
[237](#)

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-19-09-4251
TYPE OF WORK: INTERIOR ALTERATION ONLY
EXPIRED: 05/21/2021

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/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner - Aragon Galiano Holdings LLC

Code Enforcement Officer Casimir

Continued at the Board

[NOVI-22-04-0](#) 411 Costanera Rd.
[222](#)

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: Artificial turf on right of way and private areas of property.

Remedy - Obtain approval and permit.

Owner -Miguel Amouriz

Code Enforcement Officer Casimir

Guilty/30 days to apply or remove or 180 days to final/4150.00 a day/\$108.75 Administrative Fee

[NOVI-22-08-1](#) 289 Carabela Ct.
[111](#)

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-18-09-2784
TYPE OF WORK: INT/EXT ALTERNATIONS
EXPIRED: 01/16/2022

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: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Pedro P. De Moraes Silva

Code Enforcement Officer Casimir

Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee

CONTINUED CASES

HISTORIC CASES

STATUS CASES

ADJOURNMENT

NOTE

Next hearing is on August 16, 2023