

City of Coral Gables

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



Meeting Minutes

Wednesday, September 23, 2020

8:30 AM

Virtual Meeting 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 held as a VIRTUAL MEETING with Board Members and City staff participating through video conferencing. This virtual meeting will be held on the Zoom platform. 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.

Please note that Governor DeSantis' Executive Order Number 20-69, Executive Order 20-112, and Executive Order 20-150 suspended the requirements of Section 112.286, Florida Statutes, the Florida Sunshine Law, that a quorum to be present in person, and that a local government body meet at a specific public place. The Executive Order also allows local government bodies to utilize communications media technology, such as telephonic and video conferencing for local government body meetings.

CALL TO ORDER

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

ROLL CALL

Present: 7 - Board Member Bucelo, 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

Minutes for February 19, 2020 Code Enforcement Board Hearing

Attachments: [CEB Hearing Minutes - February 19, 2020](#)

A motion was made by Borbolla, seconded by Kakouris, that this matter be approved. The motion passed by the following vote.

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

PUBLIC HEARING

NEW CASES

1526 Ancona Avenue

Violation Description - The following permits need to be reactivated and all inspections called for and permits closed out: BL-15-08-4913 Addition, Pool BL-15-09-3714, Electrical EL-15-09-3801, Plumbing Pool PL-15-11-5936, Plumbing Sprinklers PL-16-02-3022, Plumbing Gas PL-15-07-4651 and Plumbing Sewer PL-14-04-2704.

Wall at rear of property is dirty.

Permits exists more than 1 year.

Remedy - Need to reactivate permits that are expire, call for inspections and close out permits. Permits older than a year need to be closed out. Wall needs to be cleaned and or painted. Painting will require color approval only.

Owner - Castelo Branco LLC

Code Enforcement Field Supervisor Sheppard

Attachments: [1526 ancona email complaint](#)
[1526 ancona ownership](#)
[1526 ancona sunbiz](#)
[Code Enforcement Violation Warning Posting](#)
[Code Enforcement Violation Warning](#)
[Default.asp_Build=PM](#)
[NOV posting](#)
[NOV](#)
[Permit still not active](#)
[Permit List](#)
[Summons posting 9 23 20](#)
[Summons CE277197](#)
[Code Enforcement Violation Warning affidavit](#)
[NOV affidavit](#)
[Summons affidavit](#)
[Violation pictures 9 22 20](#)
[Violation pictures](#)

Found guilty, comply within 30 days of Board's hearing by closing permits. Comply by March 22, 2021 by re-activating and closing all pool related permits. \$150 daily fine to commence if no compliance. Administrative Fee \$108.75 assessed by the Board.

This Code Enforcement Board Violation was found Guilty

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

2341 and 2345 Le Jeune Road

Violation Description - Expired permit(s) BL18072709, BL18072716 & ZN18072711.

Remedy - Must re-activate expired permit(s), level and resod, remove temporary construction fence and call/final all required inspections.

Owner - MML PROPERTIES LLC

Code Enforcement Field Supervisor - A. Garcia

Attachments: [CE VIO Posting 120619 \(1\)](#)
[CE VIO Posting 120619 \(2\)](#)
[CE VIO 120619](#)
[CE VIO RA 120619](#)
[NOV Posting 011320 \(1\)](#)
[NOV Posting 011320 \(2\)](#)
[NOV 011320](#)
[NOV RA 011320](#)
[Property Info 1](#)
[Property Info 2](#)
[Violation Photos](#)
[Summons Posting 090920 \(1\)](#)
[Summons Posting 090920 \(2\)](#)
[Summons 090920](#)
[USPS 1759](#)
[USPS 5131](#)
[agreed CEB order - 2341 and 2345 LeJeune](#)
[Email 020520 - Meeting request](#)
[Email 081720 - CEB case confirmation by Director](#)
[Email 092220 - Compliance agreement](#)
[Permit History 2341](#)
[Permit History 2345](#)

Entered into Agreed Order. Found guilty, comply within 45 days of the Board's Hearing. \$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: 7 - Murai Jr, Zoller, Flanagan, Kakouris, Borbolla, Guarch Jr. and Board Member Bucelo

400 South Dixie Highway

Violation Description - EXP Violation CC Chapter Sec 105-23 i.e. Permits BL-13-08-0130 Signs, BL-14-12-3178 Signs, EL-13-08-0158 Electrical, EL-14-01-1852 Roof top unit, EL14-12-4155 Signs, ZN-15-04-5129 Asphalt Resurfacing and ZN-15-05-4500 Awning/Canopy.

Remedy - Must finalize all aforementioned permits in order to reach compliance.

Owner - ESOIL 1-27-45-0017 Corporation

Code Enforcement Field Supervisor - Sheppard

Attachments: [400 S Dixie- EXP NOV Posting \(1\)](#)
[400 S Dixie- EXP NOV Posting \(2\)](#)
[400 S Dixie- EXP NOV-signed](#)
[400 S Dixie- EXP Warning-signed](#)
[400 S Dixie- NOV Affidavit \(002\)](#)
[400 S Dixie- Warning Posting \(1\)](#)
[400 S Dixie- Warning Posting \(2\)](#)
[BL-13-08-0130 Permit Expired](#)
[BL-14-12-3178 Permit Expired](#)
[EDEN PRINTOUT 2-13-20](#)
[EL-13-08-0158 Permit Expired](#)
[EL-14-01-1852 Permit Expired](#)
[EL-14-12-4155 Permit Expired](#)
[Ownership](#)
[SunBiz](#)
[ZN-15-04-5129 Permit Expired](#)
[ZN-15-05-4500 Permit Expired](#)
[Summons affidavit](#)
[summons ce281661](#)
[Permit List](#)
[USPS for Summons](#)
[Summons posting 2](#)
[Summons posting](#)
[Violation pictures 9 22 20](#)

Found guilty, comply within 60 days of the Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Development Services, Director, Suramy Cabrera may extend an additional 30 days at her discretion.

This Code Enforcement Board Violation was found Guilty

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

CONTINUED CASES

1109 Asturia Avenue

CEB - 2-20-2019

Returning on Request for hearing on Notice of Intent to Lien

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Suzanne Luna / Norma de la Torre

Code Enforcement Field Supervisor Sheppard/CE Officer Delgado

Attachments: [Affidavit of Posting - NOV](#)
[NOV posting #1](#)
[NOV posting #2](#)
[Signed NOV with Certified Mail label](#)
[Violation photos 11-26-18](#)
[SUM posting photo](#)
[Signed SUM with Certified Mail label](#)
[USPS - Notice of Violation](#)
[USPS - Summons to Appear](#)
[INTENT TO LIEN POSTING](#)
[Violation photos 9-11-20](#)
[AFFIDAVIT - NOI](#)
[USPS - NOI FOR NEW OWNER](#)
[USPS - NOI TO PREVIOUS OWNER](#)
[Violation photos 9-22-20](#)
[Violation Photos 5-14-20](#)
[Property Ownership](#)
[summons on NOI 1109 asturia](#)

Returning on request for hearing of Notice of Intent to Lien. Agreed Order stands from Hearing on 2/20/2019. Continued 90 days to Code Enforcement Board Hearing scheduled on 12/16/2020. Hold off on lien.

A motion was made by Zoller, seconded by Guarch, Jr., that this matter be Continued. The motion passed by the following vote.

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

6913 Talavera Street

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

Document 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

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

Maintaining a 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 or which has been installed without approval permits must be removed.

Owner - Barbara Garcia

Code Enforcement Officer's Quintana/Roman

Attachments: [Ownership](#)
[Violation pictures](#)
[CE warning notice posting pictures](#)
[CE warning notice affid](#)
[CE violation warning](#)
[Notice of Violation](#)
[Notice of violation posting pictures](#)
[NOV Affidavit](#)
[SUM Posting 2.7 \(1\)](#)
[SUM Posting 2.7 \(2\)](#)
[SUM Posting 2.7 \(3\)](#)
[SUM Posting 2.7 \(4\)](#)
[SUM Posting 2.7 \(5\)](#)
[SUMMONS](#)
[USPS NOV](#)
[SUMMONS Affidavit](#)
[USPS Summons](#)
[Shed Complied Picture](#)
[Trellis Complied Picture](#)
[City Code \(WWP\) Ch105.1 Work Without a Permit](#)
[CE SUMMONS 3.3.2020 POSTED \(1\)](#)
[CE SUMMONS 3.3.2020 POSTED \(2\)](#)
[CE SUMMONS 3.3.2020 POSTED \(3\)](#)
[CE SUMMONS 3.3.2020 POSTED \(4\)](#)
[Permit BL20026606 FENCE](#)
[Owner produced packet to board](#)
[SUMMONS Affidavit 3.18.2020](#)
[USPS SUMMONS 3.18.2020](#)
[Summons_CE285183 6913 talavera 9 11 2020](#)
[Summons_posting 9 11 2020](#)
[Summons_posting 9 11 2020 second](#)
[AFFIDAVIT OF POSTING SUMMONS](#)
[USPS TRACKING SUMMONS](#)
[6913 Talavera email from Detective](#)
[6913 Talavera pictures day before hearing \(1\)](#)
[6913 Talavera pictures day before hearing \(2\)](#)
[6913 Talavera pictures day before hearing \(3\)](#)

Previous Order stands from Hearing on 2/19/2020. Continued 30 days for Hearing scheduled on 10/21/2020 to get full report from Zoning Department.

A motion was made by Zoller, seconded by Borbolla, that this matter be Continued. The motion passed by the following vote.

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

HISTORIC CASES

910 Capri Street

CEB - 4-17-2019

Returning on request for extension of hearing on Notice of Intent to Lien

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and

driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Attachments: [Posting photo #1 - NOV](#)
[Posting photo #2 - NOV](#)
[Signed NOV with Certified Mail label](#)
[USPS - Notice of Violation](#)
[Affidavit of Posting - NOV](#)
[Affidavit of Posting - SUM](#)
[Posting photo - SUM](#)
[Signed SUM with Certified Mail label](#)
[Ownership - Miami-Dade County](#)
[USPS - Summons to Appear](#)
[910 Capri St. - Permits \(as of 4-15-19\)](#)
[Violation photos](#)
[Permit](#)
[Summons](#)
[USPS for Summons](#)
[Summons posting](#)
[Picture of property](#)
[Permit](#)
[Summons affidavit](#)
[Violation pictures](#)

Returning on request for hearing of Notice of Intent to Lien. Agreed Order stands from Hearing on 4/17/2019. Continued 90 days to Code Enforcement Board Hearing scheduled on 12/16/2020.

A motion was made by Guarch, Jr., seconded by Zoller, that this matter be Continued. The motion passed by the following vote.

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

1025 Hardee Road

Violation Description - Permit number BL-14-06-4232 is expired.

Remedy - Renew expired permit or obtain a new permit and obtain all required inspections.

Owner - JOSEPH SOUTO

Code Enforcement Officer's - Roman/Quintana

Attachments: [ownership](#)
[Warning postings \(1\)](#)
[Warning postings \(2\)](#)
[Nov postings \(1\)](#)
[Nov postings \(2\)](#)
[Summon postings \(2\)](#)
[Summon postings \(1\)](#)
[EXP permit](#)
[EXP permit](#)
[NOV posting affidavit](#)
[NOV posting usps](#)
[summons affidavit usps](#)
[summons posting affidavit](#)
[warning affidavit](#)
[1025 Hardee pictures day before hearing \(1\)](#)
[1025 Hardee pictures day before hearing \(2\)](#)

Found guilty, comply within 120 days of Board's Hearing. \$150 daily fine to commence if all permits are not re-activated and closed out. Administrative Fee of \$108.75 assessed by the Board.

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

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

ADJOURNMENT

Meeting adjourned by Chairperson, Andres Murai, Jr.