

City of Coral Gables

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



Agenda

Wednesday, April 17, 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**ROLL CALL****APPROVAL OF THE MINUTES**

[19-8584](#) Code Enforcement Board Minutes of March 20, 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

[CE280030](#) 624 Escobar Avenue

Violation Description - (Min) Roof, walls, front entrance, front door, walkway, sidewalk, driveway in disrepair.

Remedy - Must repair driveway, clean, touch up paint or paint throughout and needs to be maintained at all times to be in compliance.

Owner - Omar Montejo & Karen

Code Enforcement Officer Bermudez

[CE282849](#) 3300 Segovia Street

Violation Description - House is in need of maintenance. Roof is dirty, fascia boards and soffits damaged and peeling, paint peeling from walls, & wood columns rotted. A/C replaced without permit, and storing of items

throughout the exterior of property.

Remedy - Clean roof, repair any damaged areas, paint entire home, and relocate stored items to inside the home or remove from property. Must obtain permit for A/C replacement and pass all necessary inspections.

Owner - Patrick Yon

Code Enforcement Officer Bermudez

[CE280618](#)

2800 De Soto Boulevard

Violation Description - House is need of maintenance.

Remedy - Must obtain permit and repair roof. Must obtain color palette approval from Board of Architects, clean and paint walls. Driveway requires repairs.

Owner - Diana Lurie

Code Enforcement Officer Delgado

[CE284737](#)

9440 Old Cutler Lane

Violation Description -

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the Property, which is abandoned property in default of the mortgage [fines running against owner in case # CE281686-110218].
2. 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: installation of two sheds on the Property [fines running against owner in case # CE281686-110218].
3. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: allowing the building permit for renovation of Structure (permit # BL-15-01-0698) to expire on 11-13-17 [fines running against owner in case # CE276581-032618].
4. Sections 3-207 (D) of the City Zoning Code; to wit: 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-15-01-0698 and all subpermits for the Structure, which was issued on 10-07-15, and which expired on 11-13-17 [fines running against owner in case # CE276581-032618].

Remedy -

1. Register the Property and apply to re-open and pass final inspection on all required permits to complete the Structure on the Property.
2. Apply for, obtain, and pass final inspection on required after-the-fact permits to legalize or demolish all work done without a permit.
3. Apply to re-open and pass final inspection on all required permits to complete the Structure.
4. Pass final inspection on permit BL-15-01-0698 and all subpermits for the Structure.

Owner - Juwan A Howard TRS JAH Revocable Trust

Code Enforcement Lead Field Supervisor Ortiz

[CE275557](#)

431 Vilabella Avenue

Violation Description - 1. Sections 34-202 and 204 of the City Code - Failure to maintain vacant property in a secure manner so as not to render it accessible to unauthorized persons. 2. Sections 34-203 and 211 of the City Code - Failure to maintain by allowing fence to deteriorate and register vacant Property. 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Interior remodeling and installation of an air conditioner without permits. 4. Section 3-205 and 5-606 of the City Zoning Code - Painting of the exterior of the structure without obtaining color pallet approval. 5. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code; and 5-2403 of the City Zoning Code - Installation of a fence without a permit or that exceeds the scope of a permit because it exceeds the permitted height of 5'. 6. Section 105-226 of the City Code - Accessory structure (fence) in disrepair.

Remedy - 1. Occupy the Property or apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property. 2. Register the Property and apply for, obtain, and pass final inspection on all required permits to repair or replace the fence on the Property or occupy the Property. 3. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 4. Apply for, obtain and pass final inspection on any required after-the-fact color pallet approval to paint the structure in an approved color. 5. Apply for, obtain and pass final inspection on any required after-the-fact permits to legalize or demolish unpermitted work. 6. Apply for, obtain and pass final inspection on any required permit to repair or replace the fence on the Property.

Needs to obtain approval and permits for the interior demolition, interior alterations and new A/C and/or new A/C line. Chain link fence is in disrepair and 4' fence is only allowed in a residential area. Exterior painting requires approval. Need to register the Property and secure it.

Owner - Milady Irizarry, aka, Milady White

Code Enforcement Officer Sheppard

HISTORIC PROPERTIES

CE273981 910 Capri Street

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 Lead Field Supervisor Ortiz

DISCUSSION ITEMS

ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.