

City of Coral Gables

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



Meeting Minutes

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

Meeting was called to order by Vice Chairperson, George Kakouris.

ROLL CALL

Present: 5 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Flanagan and Board Member Bucelo

Excused: 2 - Chairperson Murai Jr and Board Member Borbolla

APPROVAL OF THE MINUTES

[19-8584](#)

Code Enforcement Board Minutes of March 20, 2019

Member Guarch, Jr. arrived late to the meeting and did not vote on item.

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

Yeas: 4 - Vice-Chairperson Kakouris, Board Member Zoller, Board Member Flanagan and Board Member Bucelo

Excused: 3 - Chairperson Murai Jr, Board Member Guarch Jr. and Board Member Borbolla

PUBLIC HEARING

[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

Complied prior to the Hearing.

[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

Member Guarch, Jr. arrived late to the meeting and did not vote on item.

Found guilty, 60 days to comply, \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed.

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

Yeas: 3 - Board Member Zoller, Board Member Flanagan and Board Member Bucelo

Nays: 1 - Vice-Chairperson Kakouris

Excused: 3 - Board Member Guarch Jr., Board Member Borbolla and Chairperson Murai Jr

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

Continued prior to the Hearing.

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

Member Guarch, Jr. arrived late to the meeting and did not vote on item.

Agreed Order read into the record by City Attorney, Miriam Ramos.

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

Yeas: 4 - Board Member Zoller, Board Member Flanagan, Board Member Bucelo and Vice-Chairperson Kakouris

Excused: 3 - Board Member Guarch Jr., Board Member Borbolla and Chairperson Murai Jr

[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

No action taken. Previous Order issued by the Board stands.

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

Agreed Order read into the record by City Attorney, Miriam Ramos.

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

Yeas: 5 - Board Member Guarch Jr., Board Member Zoller, Board Member Flanagan, Board Member Bucelo and Vice-Chairperson Kakouris

Excused: 2 - Board Member Borbolla and Chairperson Murai Jr

DISCUSSION ITEMS

None.

ADJOURNMENT

Meeting was adjourned by Vice Chairperson, George Kakouris.

