

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Wednesday, June 20, 2018

8:30 AM

Draft

City Hall, Commission Chambers

### 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

- Present:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo
- Excused:** 1 - Chairperson Murai Jr

### APPROVAL OF THE MINUTES

1. [18-7553](#) Code Enforcement Board Meeting of May 16, 2018.  
**A motion was made to approve. The motion passed by an unanimous vote.**  
**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo  
**Excused:** 1 - Chairperson Murai Jr

### CHANGES TO THE AGENDA

#### PUBLIC HEARING

1. [CE272853](#) CE272853 - 1521 Zuleta Avenue  
  
Violation Description: Roof, fascia and walls are dirty. Trash exists in front of garage.  
  
Remedy: Need to clean roof, fascia and walls. Obtain necessary permit if painting is needed and/or required. Remove all trash from the property.  
  
Owner: Jose A. Quintanilla  
  
Code Enforcement Officer: Terri Sheppard  
  
The property owner requested an extension of time prior to the hearing due to progress made towards compliance. The Code Enforcement Officer agreed that progress had been made and approved extension request.  
  
**This Code Enforcement Board case was Continued**

2. [CE273026](#) CE273026 - 510 Santander Avenue

Violation Description: Mini-split AC(s) installed on premises without the required approvals and permit.

Remedy: Must obtain required "after the fact" approvals and permit.

Owner: Wynwood Gateway Building, LLC

Code Enforcement Officer: Adolfo Garcia

**Attachments:** [Property Info](#)

[SunBiz](#)

[CE VIO 510 Santander Ave \(1\)](#)

[CE VIO 510 Santander Ave \(2\)](#)

[CE VIO 510 Santander Ave \(3\)](#)

[CE VIO 510 Santander Ave \(4\)](#)

[CE VIO 510 Santander Ave \(5\)](#)

[CE VIO 092217](#)

[CE VIO Affidavit 092217](#)

[NOV 121117](#)

[NOV 121217 510 Santander Ave \(1\)](#)

[NOV 121217 510 Santander Ave \(2\)](#)

[NOV Affidavit 121217](#)

[summons 510 santander ave 060718 \(1\)](#)

[summons 510 santander ave 060718 \(2\)](#)

Board Motion: Found Guilty/60 days to comply/\$250 per day fine thereafter/\$108.75 administrative fee

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

3. [CE273790](#) CE273790 - 5300 Orduna Drive

Violation Description: Roof has vegetation on it and is dirty. Gutters are in disrepair and dirty. Private property is missing grass as well as the City swale. Sidewalk and approaches are dirty and or discolored.

Remedy: Vegetation on roof needs to be removed and roof needs to be cleaned. Gutters need to be repaired and cleaned. Private property needs to be sodded as well as the City swale. Sidewalk and approaches need to be cleaned.

Owner: Laurette Southworth Trs

Code Enforcement Officer: Amparo Quintana

Board Motion: Found Guilty/60 days to comply/\$150 per day fine thereafter/Administrative fee waived

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

4. [CE274161](#) CASE CONTINUED - CE274161 - 400 Garlenda Avenue

Violation Description: Installing cement pavers around pool area and maintaining artificial grass in the backyard without permission or permits is prohibited.

Remedy: Must obtain permits for the pavers and the artificial grass.

Owner: Manuel A Duplat

Code Enforcement Officer: Joseph Paz

The property owner requested an extension of time prior to the hearing due to progress made towards compliance. The Code Enforcement Officer agreed that progress had been made and approved extension request.

**This Code Enforcement Board case was Continued**

5. [CE274994](#) CASE CONTINUED - CE274994 - 5301 Riviera Drive

Violation Description: MIN Violation CC 105-5 (I.E. Roof, front fascia and drip rail on corner of property in disrepair.

Remedy: Must repair roof, front fascia and drip rail on corner of property. Must obtain all necessary permits and inspections.

Owner: Edward Fyfe & W Maria J

Code Enforcement Officer: Joseph Paz

The property owner requested an extension of time prior to the hearing due to progress made towards compliance. The Code Enforcement Officer agreed that progress had been made and approved extension request.

**This Code Enforcement Board case was Continued**

6. [CE276094](#) CE276094 - 1104 Malaga Avenue

Violation Description: Violations of Coral Gables City Code:

1. Sections 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code: To wit, the single-family home on the Property ("Structure") is in need of painting.
2. Section 255 of Chapter 105, Minimum Housing Code, of the City Code (new violation): To wit, the driveway is in disrepair.
3. Section 34-55 of the City Code (new violation): To wit, there is dead grass throughout the Property and a fallen tree in the back yard.
4. Section 34-104 of the City Code (new violation): To wit, there is abandoned white vehicle in back yard.

Remedy:

1. Apply for, obtain, and pass final inspection on color pallet approval to paint Structure.
2. Apply for, obtain, and pass final inspection on any necessary permits, to repair, replace, or remove the driveway.
3. Lay down sod or other approved ground covering to replace the dead grass and remove or right the fallen tree.
4. Remove, cover, or repair the abandoned white vehicle in the back yard.

Owner: Dennis Pozzessere & W Heather

Code Enforcement Officer: Martha Delgado

Board Motion: Found Guilty/60 days to comply/\$150 per day fine thereafter/\$108.75 administrative fee

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

7. [CE276224](#) CE276224 - 8020 Los Pinos Blvd

Violation Description:

1. Section 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code: 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.

2. Section 105-30 of the City Code: Failure to comply with the construction staging ordinance and approved plans, by failing to maintain the construction fence covered with a visual/dust barrier.

3. Section 3-207(D) of the City Zoning Code. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation.

Code Enforcement Officer Comments: UNB Violation ZN 3-207(D) (I.E. Initial permit was issued on 01/05/2016 (BL-15-08-5451) ("Permit") and building has yet to have been fully completed in substantial compliance with plans and specifications upon which Permit was issued.), EXP Violation CC 105-26 (i.e. Permit expired on 4/30/2018)

Remedy: Apply to re-open and pass final inspection on Permit to complete the construction of the Structure. Repair or replace the visual/dust barrier on construction fence.

Register the Property and apply to re-open and pass final inspection on all required permits to complete the construction of the Structure and otherwise maintain the Property.

Owner: Perla Machaen & Robert F Thorne

Code Enforcement Officer: Joseph Paz

Board Motion: Approved agreed order.

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

8. [CE276581](#) CE276581 - 9440 Old Cutler Lane

Violation Description: Expired permit(s) BL15010698, EL15011019, PL15010871 & PL16047301. No construction activity, full complement of workmen or inspections have been conducted at which time evidence that work is not proceeding and/or progressing at the jobsite.

Remedy: Must re-activate permit(s). Construction activity needs to re-commence and be in active progress with a full complement of workmen and equipment present at the site in order to complete all work necessary and call for required inspections.

Owner: Juwan A Howard Trs

Code Enforcement Officer: Adolfo Garcia

**Attachments:** [Property Info](#)  
[9440 old cutler ln \(1\)](#)  
[9440 old cutler ln \(2\)](#)  
[9440 old cutler ln \(3\)](#)  
[9440 old cutler ln \(4\)](#)  
[9440 old cutler ln \(5\)](#)  
[9440 old cutler ln \(6\)](#)  
[CE VIO 9440 Old Cutler Ln \(1\)](#)  
[CE VIO 9440 Old Cutler Ln \(2\)](#)  
[CE VIO 032718](#)  
[CE VIO Affidavit 032718](#)  
[NOV 9440 Old Cutler Ln 043018 \(1\)](#)  
[NOV 9440 Old Cutler Ln 043018 \(2\)](#)  
[NOV Affidavit 043018](#)  
[Summons 060718 9440 Old Cutler Ln \(1\)](#)  
[Summons 060718 9440 Old Cutler Ln \(2\)](#)

Board Motion: Found Guilty/30 days to renew permit and show substantial progress, 6 months to finalize permit/\$150 per day fine thereafter/\$108.75 administrative fee

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

9. [CE276690](#) CE276690 - 10700 Snapper Creek Rd

Violation Description: Section 3-207 ZC - Building Permit Required. Replacing and/or installing a new wood fence without prior approvals and permit.

Remedy: Must obtain necessary "after the fact" approvals and permit or fence must be removed.

Owner: Julius F. Peppers

Code Enforcement Officer: Adolfo Garcia

**Attachments:** [Property Info](#)  
[10700 Snapper Creek Rd \(1\)](#)  
[10700 Snapper Creek Rd \(2\)](#)  
[10700 Snapper Creek Rd \(3\)](#)  
[10700 Snapper Creek Rd](#)  
[CE VIO 10700 Snapper Creek Rd \(1\)](#)  
[CE VIO 10700 Snapper Creek Rd \(2\)](#)  
[CE VIO 040418](#)  
[CE VIO Affidavit 040418](#)  
[NOV 10700 Snapper Creek Rd 050918 \(1\)](#)  
[NOV 10700 Snapper Creek Rd 050918 \(2\)](#)  
[NOV 050918](#)

Board Motion: Found Guilty/30 days to comply/\$150 per day fine thereafter/\$108.75 Administrative Fee

**A motion was made that this property be found Guilty. The motion passed by an unanimous vote.**

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

**Excused:** 1 - Chairperson Murai Jr

## DISCUSSION ITEMS

### Motions

Unanimous motion passed to cancel August Code Enforcement Board hearing.

Unanimous motion passed to research bi-monthly meetings.

**Next meeting date: Wednesday, July 18, 2018.**

## ADJOURNMENT