

City of Coral Gables

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



Agenda

Wednesday, November 17, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral
Gables, FL 33134

Code Enforcement Board

Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller

CALL TO ORDER**ROLL CALL****APPROVAL OF THE MINUTES**

[21-3361](#) Code Enforcement Board Meeting of October 20, 2021.

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*

NEW CASES

[CE297777-102](#) 122 Menores Avenue
[920](#)

Violation Description - Exterior of property needs maintenance: Exterior walls, walkway, front steps, awning and roof are dirty.

Remedy - Must clean and/or paint.
Obtain approval and permit if necessary.

Owner - TWJ 1505 LLC

Code Enforcement Officer Delgado

[CE290492-010](#) 480 Biltmore Way
[920](#)

Violation Description - Signs on business storefront without required approval and/or permit. "Pure Project Home".

Remedy - Must obtain "after the fact" permit for installed signs, on the exterior storefront and the interior door sign. Obtain all inspections to close.

Owner - John Guarino TRS

Code Enforcement Officer Schwartz

CE285220-032 3506 Ponce de Leon Boulevard
419

Violation Description - Property is in need of maintenance. Roof is dirty, drip rail and fascia are dirty. Door to Second floor in rear is rotted at bottom and in need of repair and/or replacement. Door at bottom of units on the north is missing. Stair railings are discolored and paint is chipping and in need of cleaning and/or painting. Walls on entire building and planter are discolored due to mold and/or mildew and in need of cleaning and/or painting. Wasp nests are under roof edge on north east corner and must be removed.

Remedy - All items must be addressed with required permits if necessary. Must maintain at all times to be in compliance.

Owner - HAYAT KASSAB GRESHAM & JEANINE KASSAB

Code Enforcement Officer J. Garcia

CE299354-010 1006 Madrid Street
721

Violation Description - Property is in need of general maintenance. Walls, steps, walkways and awnings are dirty with mold, mildew and/or fungus.

Remedy - Clean property

Owner - Geovanny M Ortiz & W Myrna E

Code Enforcement Officer Schwartz

CE304708-080 4403 San Amaro Drive
321

Violation Description - Demolition of interior and exterior without a permit

Remedy - Must obtain necessary permits and approval before demolition work continues

Owner - William & Allison Holly

Code Enforcement Officer Vilato

CE304888-081 6900 Mira Flores
021

Violation Description - River rocks installed on City swale.

Remedy - Obtain approval and permits for the gravel/rocks installed on the City right of way or remove. The Public Works Department phone number is (305) 460-5000.

Owner - WILLIAM J CANIDA TRS
WILLIAM CANIDA SPOUSAL
LIFETIME ACCESS TRUST
MARIA TERESA CANIDA TRS
MARIA TERESA CANIDA SPOUSAL
LIFETIME ACCESS TRUST
BRIAN CANIDA TRS
CAROLINA ELIZABETH TRS

Code Enforcement Officer Quintana

CE303505-061 358 San Lorenzo Avenue
621

Violation Description -Landscaping on the city swale without a permit.

Remedy - Must obtain a permit or remove landscaping.

Owner - Merrick Park LLC

Code Enforcement Officer J. Garcia

CE305050-081 6915 Red Road
821

Violation Description - Expired Permits:

-BL19024467 - ATM installation , block up portion of storefront surrounding ATM & night depository (Ocean Bank)

-BL19013068 -Commercial interior renovation (Ocean Bank)

Remedy - Must reactivate permits and call for inspections to finalized

Owner - Red Sunset Building LLP

Code Enforcement Officer Roman

CE281290-101 833 Alberca Street
718

Violation Description - Installed artificial turf without approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - Roberto Lopez & Beatriz Suarez

Code Enforcement Officer Delgado

CONTINUED CASES

CE302431-051 5200 SW 8 Street
221

CEB 10-20-2021 Continued by the Board to hearing scheduled on November 17, 2021.

Violation Description - Agreed order not being followed/ Clusia hedge is not 8 feet.

Remedy - Replant along back street / San Miguel / 8 ft high Clusia plants/ as agreed order with city states.

Owner - North Gables Building LLC

Code Enforcement Officer Schwartz

HISTORIC CASES NEW

[CE303194-060](#) 638 Alhambra Circle

[821](#)

Violation Description - MIN- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in disrepair. WWP- Window on 2nd floor East side has been changed without permit.

Remedy - Clean roof, walls and steps. repair and/or replace front door and garage door with permit.

Obtain "after the fact" permit for replaced window.

Owner - Barbara Saenz

Code Enforcement Officer Schwartz

[CE302701-052](#) 1230 Genoa Street

[321](#)

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.

2) 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 - Installation of wall unit air conditioner, including opening cut into wall, without a permit.

3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.

4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy -1) Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the property.

2) Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.

3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - 1230 Genoa LLC

Code Enforcement Officer Schwartz

REQUEST TO BE HEARD ON EXTENSION OF TIME

[CE287731-072](#) 634 Aledo Avenue

[419](#)

CEB 11-17-2021 - Requested to be heard for an extension of time.

CEB 9-15-2021 - G/30/\$150/\$108.75 - Comply by 10-15-2021 or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - (MIN) Property roof, soffits, walls & brick walls, front entry, sidewalks are dirty. Driveway material is missing or removed. Paver walkway leading to front entry has broken pavers. Missing hedges that cover piping in front of property.

Remedy - Must clean or paint roof, soffits, walls & brick walls, front entry, sidewalks. Must replace driveway material to original state or obtain permit for new material. Must replace broken pavers in walkway leading to front entry. Must replace missing hedges that cover piping in front of property.

Owner - Premium Location Invest LLC

Code Enforcement Officer Vilato

STATUS REPORT CASE(S)

[CE273981-112](#) 910 Capri Street

[917](#)

CEB - 11-17-2021 - Returning for status report by officer.

CEB 9-15-2021 - Return for status 60 days to CEB Hearing scheduled on 11-17-2021. Status report to be provided by officer. Respondent not required to attend.

CEB 6-17-21 - Return for status

CEB 3-17-2021 - Return for status in 60 days to CEB Hearing scheduled on 5-20-2021 (cancelled); Cont'd 6/17/2021

CEB 1-20-2021 - Return for status report to Hearing on 3/17/2021

Request for Hearing on Notice of Intent to Lien

CEB 9-23-2020 - Continued 90 days (December cancelled)

CEB 4-17-2019 - Agreed Order approved by the Board - Continued

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

ADJOURNMENT