

City of Coral Gables

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



Agenda

Wednesday, October 16, 2024

8:30 AM

<https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

Code Enforcement Board

Board Member Ignacio Borbolla

Board Member Andres Correa

Board Member Maria Cruz

Board Member Jeffrey Flanagan

Board Member J.M. Guarch, Jr.

Board Member George Kakouris

Board Member Andres Murai, Jr

<https://us06web.zoom.us/j/82004327867>

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*

ROLL CALL

APPROVAL OF THE MINUTES

NEW CASES

[NOVI-22-11-1](#) 500 Madeira Avenue
503

Violation Description - Weather and watertightness - Sec. 105-250. -
Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959)

Code Enforcement Officer Comments: Tarp on roof, roof in disrepair.

Remedy - Must remove tarp and make all necessary repair to roof. Must obtain all necessary permits and inspections.

Owner - Suzanne Fernandez

Code Enforcement Officer - Young

CG311-23-12- 1207 Columbus Blvd
60

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments - Exterior violations/ installed windows, stucco house, installed rear deck, installed bathroom at rear of property, removed hot water heater, installed an outside AC unit, installed tile on front porch steps, painted roof and exterior without a permit.

Remedy - Must immediately cease and desist all unpermitted work. Must obtain all after the fact permits.

Owner - PMD HOLDING FL LLC

Code Enforcement Officer - Selva

NOVI-24-01-4 527 Malaga Avenue
407

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. #x0D; Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises.(Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof is dirty. Walkway, driveway and steps are dirty and or discolored. Must clean and maintain.

Remedy - Must clean and maintain. Must obtain any necessary permits for work if needed.

Owner - JOSE RIVERA FONT &

Code Enforcement Officer Posada

NOVI-24-01-4 739 Escobar Ave
334

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof is in disrepair and dirty. Walls are discolored. Driveway, walkway and sidewalk are all dirty. Garage door is also in disrepair.

Remedy - Must obtain permits for any work that may require permits. Must clean and repair roof. Must clean discolored walls. Must clean dirty walkway, driveway and sidewalk. Must repair garage door.

Owner - Ronald Thompson & W Linda

Code Enforcement Officer - Posada

[NOVI-23-07-2](#) 700 Biltmore Way Unit: 515
588

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT BL-16-06-7676
INTERIOR RENOVATIONS-KITCHEN

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/Developmentservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272 / jpino@coralgables.com

Owner - ALEGRETT CORAPSE LLC

Code Enforcement Officer - Ramos

NOVI-23-11-3 370 San Lorenzo Ave
709

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT BL-18-11-3569 COMMERCIAL *ILLUMINATED SIGNS(2)/ BLADE SIGN(1) "PANDORA" (UNIT 2425)

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/DevelopmentServices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272 / jpino@coralgables.com

Owner - CITY OF CORAL GABLES

Code Enforcement Officer - Ramos

NOVI-24-04-7 323 Sarto Ave
203

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Painting property without first obtaining a color palette approval from the City of Coral Gables.

Remedy - Comply with Section 14-202.8 - apply for and obtain a color palette approval from the City of Coral Gables.

Owner - HELY SANTELIZ & W JULIA

Code Enforcement Officer - Vazquez

[NOVI-24-04-6](#) 345 Sarto Avenue
895

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.

No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Second story window of property was completely sealed off without first obtaining a permit.

Remedy - Comply with Section 14-202.8 - apply for and obtain after-the-fact permit for sealing off second story window.

Owner - Sonny Farias Trs.

Code Enforcement Officer Vazquez

NOVI-23-05-2 7150 Los Pinos Blvd.
180

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required. (a) Violations of this section shall be punishable as provided in section 1-7. (b) It shall be unlawful for any person to do work on or cut into, dig up, or excavate for the purpose of laying sewers, water mains, underground wires, or gas pipes, or for setting poles, or any other purpose whatsoever, any of the streets, parks, parkways, sidewalks, alleys, or easements in the city without first securing from the director of public works a permit to do such work, and make such excavations. (Code 1958, § 28-26; Code 1991, § 22-106; Code 2006, § 62-58; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Artificial turf installation the right of way without a permit.concrete walkway installation without a permit.

Remedy - Obtain all City permits. Please contact building@coralgables.com or 305-460-5245 for any additional questions.

Owner - Alain Hernandez

Code Enforcement Officer Casimir

NOVI-23-08-3 6995 Prado Blvd.
139

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Dirty exterior walls, dirty entrance steps, dirty driveway.

Remedy - Must clean and maintain property.

Owner - BOGASA INTERNATIONAL

Code Enforcement Officer - Casimir

NOVI-22-09-1 545 San Servando Ave
326

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT: BL20056649
TYPE OF WORK: RAIN GUTTERS & DOWNSPOUTS
EXPIRED: 08/03/2021

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner ANDREW ALLAN RYAN

Code Enforcement Officer Casimir

[NOVI-22-08-1](#) 20 N. Prospect Drive
280

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: WORK PERFORMED ON PROPERTY WITHOUT APPROVAL OR PERMITS. (Windows, travertine driveway, removal of planter and decorative stones, added aluminum fence, air condition for garage, exterior lighting including electrical and mechanical, new gas tank, front porch -new tile, new railings, installation of elevated rear porch. Cease and desist all unpermitted work. Must obtain all necessary permits.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - Antony Lee Souders

Code Enforcement Officer - Casimir

[NOVI-22-09-1](#) 451 Perugia Ave
[325](#)

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT:
BL-20-05-6505
TYPE OF WORK:DRIVEWAY/WALKWAY
EXPIRED: 07/10/2022

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com

Owner JOSE LLORENS

Code Enforcement Officer Casimir

[NOVI-24-06-8](#) 285 Costanera Rd
[106](#)

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally.

(c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments: Cut a city tree on the right way without a permit. Must obtain a after the fact permit for cutting of city tree. Must submit a ISA certified arborist report as to viability of tree after cutting. And any prescription needed contact Coral Gables Greenspace at 305-460-5196 additional requirements.

Remedy - Comply with Section 82-29

Owner - GEORGE PLASENCIA

Code Enforcement Officer - Vilato

[NOVI-24-03-6](#) 1514 Urbino Ave
163

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installed new garage door without a permit.

Remedy - Comply with Section 14-202.8 Must obtain an after-the-fact permit for garage door installation.

Owner - MICHAEL V FINUCCIO

Code Enforcement Officer - Vilato

[NOVI-24-03-6](#) 1514 Urbino Ave
[236](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installed new pavers on driveway, walkway and at front entrance without a permit.

Remedy - Comply with Section 14-202.8 Must obtain an after-the-fact permit for the driveway, walkway and front entrance installation.

Owner -
MICHAEL V FINUCCIO

Code Enforcement Officer - Vilato

[NOVI-24-07-8](#) 8281 La Rampa St
[189](#)

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Roof, walkways and planter rock trim are dirty and discolored.

Remedy - Must clean Roof, walkways and planter rock trim.

Owner - JORGE A GARCIA TUNON ALVAREZ

Code Enforcement Officer - Vilato

NOVI-24-05-7 392 Isla Dorada Blvd
780

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installing new driveway approach and front step walkway without a permit.

Remedy - Comply with Section 14-202.8 must obtain a after the fact, permit for driveway, approach and front step walkway tiling.

Owner - AILYNN KATHERINA HERNANDEZ

Code Enforcement Officer - Vilato

[NOVI-24-05-7](#) 392 Isla Dorada Blvd
[817](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installed windows and doors throughout property without a permit.
Installed gates on the side of house and artificial turf on the sides and rear of property, Without a permit. Installed artificial screening on planters by front entrance.

Remedy - Comply with Section 14-202.8 Must obtain after the fact permits for work done.

Owner - AILYNN KATHERINA HERNANDEZ

Code Enforcement Officer - Vilato

[NOVI-24-07-8](#) 115 Malva Ct
[162](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit.No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Exterior alterations without a permit. IE Removed columns from second floor balconies and around window, plastered exterior, removed architectural features from around windows and front entrance. Painted exterior without a color palette approval.

Remedy - Comply with Section 14-202.8 must obtain an after the fact permit for all work done. No work to continue until permit obtained.

Owner - ADAMANTIUM II INVESTMENTS LLC

Code Enforcement Officer - Vilato

[NOVI-24-08-8](#) 13010 Mar St
235

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: Installed artificial turf in front yard without a permit.

Remedy - Comply with Section 14-202.8 must obtain a after the fact permit for artificial turf installation or remove and install approved ground cover.

Owner - VENTURA DE PAZ

Code Enforcement Officer - Vilato

NOVI-24-01-4 7130 Mira Flores Avenue
678

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

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Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Interior and exterior alterations without a permit IE removed stonework from front facade, installed new windows, removed front door, interior renovation, painted exterior, new gutters.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - EDUARDO J RAMOS

Code Enforcement Officer Vilato

NOVI-24-06-8 35 Marabella Ave
090

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: WORK WITHOUT A PERMIT.
FRONT STEPS ALTERED, IRON RAILINGS AND COLUMNS REMOVED
WITHOUT APPROVAL OR PERMIT.

Remedy - PLEASE CEASE ALL UNPERMITTED WORK UNTIL PERMIT IS
OBTAINED. PERMIT MUST HAVE INSPECTIONS CALLED AND
APPROVED TO CLOSE VIOLATION.

Owner - IDANIA MARTINEZ

Code Enforcement Officer - Lugo

[NOVI-24-08-8](#) 3709 SW 8 St
[221](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: EXTERIOR ALTERATIONS,
RE-ASPHALTING AND RE-STRIPING

Remedy - OBTAIN APPROVAL AND PERMIT FOR RE ASPHALTING
AND RE STRIPING, CALL FOR INSPECTIONS AND CLOSE PERMIT

Owner - BRIAN D BOSS

Code Enforcement Officer - Lugo

[NOVI-24-08-8](#) 3709 SW 8 ST
[222](#)

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: EXTERIOR ALTERATIONS
WITHOUT A PERMIT, RE-ASPHALTING AND RE-STRIPING

Remedy - OBTAIN APPROVAL AND PERMIT FOR RE-ASPHALTING
AND RE-STRIPING, CALL FOR FINAL INSPECTION AND CLOSE
PERMIT

Owner - DOROTHY BOSS MARKS TRS

Code Enforcement Officer - Lugo

NOVI-24-08-8 3709 SW 8 ST
219

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: EXTERIOR ALTERATIONS,
RE-ASPHALTING AND RE-STRIPING

Remedy - OBTAIN APPROVAL AND PERMIT FOR RE ASPHALTING
AND RE STRIPING, CALL FOR INSPECTIONS AND CLOSE PERMIT

Owner - BRIAN D BOSS

Code Enforcement Officer - Lugo

NOVI-24-08-8 0
220

Violation Description - Exterior Alterations without Permit - Section 14-202.8. Zoning permit. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Development Services Department. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City in every case where the cost of such proposed work exceeds five hundred (\$500) dollars in labor and materials. All work done under and pursuant to any zoning permit shall conform to the approved plans and/or specifications.

Code Enforcement Officer Comments: EXTERIOR ALTERATIONS
WITHOUT PERMIT, RE ASPHALTING AND RE STRIPING

Remedy - OBTAIN APPROVAL AND PERMIT FOR RE ASPHALTING
AND RE STRIPING, CALL FOR INSPECTIONS AND CLOSE PERMIT

Owner - BRIAN D BOSS

Code Enforcement Officer - Lugo

[NOVI-24-04-7](#) 100 Edgewater Dr. Unit:312
127

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- 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 (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT
BLDB-21-11-0167 KITCHEN CABINET AND COUNTERTOP
REPLACEMENT

Remedy - Please renew/ re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact please contact: Development Services at 305-460-5245/
developmentservices@coralgables.com

Owner - AUBREY G RUDD

Code Enforcement Officer- Lugo

NOVI-24-03-6 919 Santiago St
089

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: NORTH EXTERIOR WALL, ENTRY DOORS AND IORN RAILING IN NEED OF CLEANING AND OR TOUCH UP PAINT

Remedy - PLEASE CLEAN NORTH FACING EXTERIOR WALL, ENTRY DOORS, AND IORN RAILINGS. TOUCH UP PAINT IF NEEDED, PLEASE OBTAIN PERMIT IF NECESSARY.

Owner - JOSE A ORTEGA

Code Enforcement Officer - Lugo

[NOVI-24-07-8](#) 1516 Ponce de Leon Blvd
[171](#)

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: PLUMBING WORK DONE WITHOUT A PERMIT, UNIT 1522

Remedy - PLEASE OBTAIN PERMIT, CALL FOR FINAL INSPECTIONS AND CLOSE PERMIT

Owner - 1516 PONCE LLC

Code Enforcement Officer - Lugo

NOVI-24-08-8 905 Tangier St
246

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: WORK WITHOUT A PERMIT, EXTERIOR DOOR INSTALLED AND INTERIOR DEMOLITION WITHOUT A PERMIT OR APPROVAL. CONSTRUCTION DEBRIS ON PROPERTY.

Remedy - OBTAIN PERMIT AND APPROVAL, CALL FOR INSPECTIONS AND CLOSE PERMIT. PLEASE REMOVE CONSTRUCTION DEBRIS WITHIN 5 DAYS.

Owner - VISIONARY INVESTOR LLC

Code Enforcement Officer - Lugo

CONTINUED CASES

[NOVI-24-02-5](#) 3 Santillane Ave
[304](#)

Violation Description - Condition of commercial property(a) - Sec. 105-29. Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Code Enforcement Officer Comments: Blue decorative tiles, fascia board, and soffit are in disrepair. Exterior walls and side perimeter wall next to garbage area are dirty/discolored. Side lot in need of sealant. Iron railings are rusted and in need of maintenance and/or touch up paint.

Remedy - Clean and maintain exterior of property.

Owner - FIPRO HOLDINGS LLC

Code Enforcement Officer - Ramos

HISTORIC CASES**NOVI-24-01-4 730 Palermo Ave
780**

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Must clean and maintain property. Roof is dirty. Walls are dirty and or discolored. Columns are dirty. Door is dirty.

Remedy - Must clean and maintain property. Must clean and maintain dirty roof. Must clean walkway and steps. Must clean walls, garage door and columns. Must clean driveway. Must clean front door.

Owner - Valerie Robbin

Code Enforcement Officer - Posada

[NOVI-23-09-3](#) 1700 Cortez St
206

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Work done without a permit, including but not limited to, painting without approval, front door replaced, and mini split installed.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - Cesar Antonio Guerrero

Code Enforcement Officer - Selva

NOVI-24-05-7 5 Veragua Ave
711

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Driveway installed without an approved permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - SEGUNDO PLA

Code Enforcement Officer - Ramos

[NOVI-24-04-6](#) 1254 La Mancha Ave
[597](#)

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: Front walls, planters are dirty, walkway and driveway ribbons in disrepair. Front door in need of staining.

Remedy - Please clean dirty walls and planters and repair walkway/ driveway and provide maintenance to front doors (stain) . Must obtain necessary permits.

Owner - LYNETTE MONEM

Code Enforcement Officer - Ramos

NOVI-24-06-8 1227 Columbus Blvd
109

Violation Description - Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1.

Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: -HISTORIC PROPERTY-
EXTERIOR ALTERATION REMOVAL OF HISTORIC FEATURES,
INSTALLATION OF DOOR, WINDOW, WOODEN FENCE AND AWNING,
ENCLOSING OF GARAGE AND ADDITION BUILT WITHOUT
APPROVAL OR PERMIT

Remedy - PLEASE OBTAIN AFTER THE FACT APPROVALS AND
PERMITS, CALL FOR FINAL INSPECTION AND CLOSE PERMIT.

Owner - LOURDES CARIDAD GONZALEZ TRS

Code Enforcement Officer - Lugo

NOVI-24-03-5 1227 Columbus Blvd.
736

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. - Floors, walls, ceilings and roofs. Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean and sanitary condition. They shall be free from cracks, breaks, loose plaster and similar conditions so serious as to endanger the safety of occupants or to seriously mar the attractiveness of the premises. (Code 1958, § 16A-36; Code 1991, § 12-178; Code 2006, § 105-289; Ord. No. 1142, § 4.5, 7-14-1959; Ord. No. 2013-07, § 2, 5-28-2013)

Code Enforcement Officer Comments: DIRTY ROOF, FRONT WALLS, AND CAST MOLDED RAILINGS, WINDOW BORDERS AND IRON RAILS IN NEED OF TOUCH UP PAINT. FRONT WALLS IN NEED OF SINGULAR UNIFORM COLOR. RAIN GUTTER IN DISREPAIR, MISSING AWNING

Remedy - PLEASE CLEAN DIRTY ROOF, FRONT WALLS, AND CAST MOLDED RAILINGS, WINDOW BORDERS AND IRON RAILS IN NEED OF TOUCH UP PAINT. FRONT WALLS IN NEED OF SINGULAR UNIFORM COLOR. RAIN GUTTER IN DISREPAIR, PLEASE REPAIR OR REPLACE MISSING AWNING. PLEASE OBTAIN APPLICABLE PERMITS IF NECESSARY

Owner - LOURDES CARIDAD GONZALEZ TRS

Code Enforcement Officer Lugo

STATUS CASES**ADJOURNMENT****NEXT HEARING SCHEDULED NOVEMBER 20TH, 2024****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.