

# **City of Coral Gables**

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



## **Meeting Minutes**

**Wednesday, March 12, 2025**

**8:30 AM**

**2151 Salzedo Street, Coral Gables, FL 33134**

**Police and Fire Headquarters, Community Meeting Room**

## **Code Enforcement Board**

*Chairperson Andres Murai, Jr  
Vice Chairperson J.M. Guarch, Jr.  
Board Member Andres Correa  
Board Member Maria Cruz  
Board Member Jeffrey Flanagan  
Board Member George Kakouris*

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

## **CALL TO ORDER**

## **ROLL CALL**

**Mr. Borbolla is no longer serving as a member of the board as of 2/11/2025.**

**Present:** 5 - Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

**Excused:** 1 - Board Member Correa

## **APPROVAL OF THE MINUTES**

There were no minutes to approve.

## **PUBLIC HEARING**

**NEW CASES****NOVI-22-09-1 186 EDGEWATER DR  
361**

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 - Installation of gravel rocks in front of property without approval or permits. (Used to park vehicle) - Must get approval/permit(s) or remove the gravel rocks and re-sod.

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

Owner - 192 EDGEWATER LLC or R/A: JOSE TORRES

Code Enforcement Officer Casimir

**Guilty / 60 days to obtain permit and close / \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-23-08-3**   **6995 PRADO BLVD**  
**140**

Violation Description - Maintenance Requirements Sec 34-203(c-e) - Sec. 34-203. - Maintenance requirements. (c)Front, side, and rear yards, including landscaping, shall be maintained in accordance with the applicable codes.(d)Yard maintenance shall include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf or sod designed specifically for residential installation. Acceptable maintenance of yards or landscape shall not include weeds, gravel, broken concrete or asphalt, or similar material.(e)Maintenance shall include, but not be limited to, watering, irrigation, cutting and mowing of required ground cover or landscape and removal of all trimmings and dead vegetation. (Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018)

Code Enforcement Officer Comments - Exposed ground, dead and or missing sod and landscaping on private property and right of way.

Remedy - Must resod, remove and or replant all dead and missing vegetation . Must obtain all necessary permits and inspections.

Owner - BOGASA INTERNATIONAL

Code Enforcement Officer Casimir

Continued prior to hearing.

**NOVI-24-07-8 12611 RAMIRO ST**  
**175**

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  
POSP-23-05-0315 "1. New spa and bench within existing pool structure"

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](mailto:developmentservices@coralgables.com)

Owner - FRANCISCO TOURON III

Code Enforcement Officer Lugo

**Deferred by officer prior to hearing.**

**NOVI-24-10-8 2414 DE SOTO BLVD**  
**414**

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,  
POSP-22-12-0249, " New Swimming Pool and Spa "

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](mailto:developmentservices@coralgables.com)

Owner - ALFREDO J BALSERA

Code Enforcement Officer Lugo

**Deferred by officer prior to hearing.**

**NOVI-24-08-8 7200 LOS PINOS BLVD**  
**249**

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 backyard around pool deck without a permit.

Remedy - Comply with Section 14-202.8 must obtain a after-the-fact permit for artificial turf installation in backyard.

Owner - BARI INVESTMENTS LLC

Code Enforcement Officer Vilato

**Guilty / 30 days to obtain permit and close or remove/ \$150 daily running fine / \$108.75 administrative fee.**

**NOVI-24-08-8 8010 LOS PINOS BLVD**  
**261**

Violation Description - Removal of obstructions Section. A - Sec. 62-153. - Removal of obstructions(a). (a)It shall be prohibited to place, maintain, or allow any tree, shrub, or other obstruction upon any street, sidewalk, or swale area within the city. For purposes of this section, "obstruction" shall not include any tree, shrub, swale treatment, or encroachment approved in writing by the city commission or city manager or as otherwise permitted by the city code. Violations of this section shall be punishable as provided in section 1-7.(Code 1958, § 28-37(e); Code 1991, § 22-135; Code 2006, § 62-133; Ord. No. 2581, § 1, 9-10-1985; Ord. No. 2608, § 1, 11-26-1985; Ord. No. 2736, § 1, 10-27-1987; Ord. No. 2782, § 1, 5-24-1988)

Code Enforcement Officer Comments - Installed concrete pavers on city right of way without a permit.

Remedy - Must obtain a after the fact, permit for paver installation or remove and install approved ground cover.

Owner - ORVILLE R BURRELL

Code Enforcement Officer Vilato

**Guilty / 60 days to obtain permit and close or remove / \$150 running daily fine / \$108.75 administrative fee.**



**NOVI-24-05-7 5275 OAK LN**  
**481**

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 - Installed artificial turf in front yard without a permit.

Owner - DAVID W & JULIA R BIANCHI (TRUST)

Code Enforcement Officer Vilato

**Deferred by officer prior to hearing.**

**NOVI-24-07-8 155 ISLA DORADA BLVD**  
**204**

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 - Improperly cut five black olive trees on city right of way without a permit. located in front of 6920 PRADO BLVD on median. Tree company "Sunny Greens Landscapers"

Remedy - Comply with Section 82-29. Must obtain a after the fact permit for cutting the five black olives. Must submit a arborist report by a certified arborist as to the viability of the trees after the cutting and any prescription necessary. Coral Gables Green space for any additional requirements at 305-460-5000.

Owner - COCOPLUM HOMEOWNERS ASSOC INC

Code Enforcement Officer Vilato

**Guilty / 60 days to obtain after the fact permit / \$1,500 fine per tree ( 5 trees)  
\$7,500 total fine / \$108.75 administrative fee.**

**Yeas:** 4 - Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr. and Board Member Flanagan

**Nays:** 1 - Board Member Cruz

**Absent:** 1 - Borbolla

**Excused:** 1 - Board Member Correa

**NOVI-24-07-8 431 COSTANERA RD**  
**203**

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 - Improperly cut three Live Oak city trees, on the right of way without a permit.

Remedy - Comply with Section 82-29 must obtain an after the fact permit the cutting of the 3 trees. Must submit a arborist report by a Florida certified arborist, stating the viability of the trees after cutting and any prescription necessary. Must contact Coral Gables Green space for any additional requirements at 305-460-5000.

Owner - CARIDAD FIGUEROA TRS

Code Enforcement Officer Vilato

**Guilty / Total fine \$1,500 (\$500 fine/tree x 3 trees) / Administrative fee \$108.75.**

**Yeas:** 4 - Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr. and Board Member Cruz

**Nays:** 1 - Board Member Flanagan

**Absent:** 1 - Borbolla

**Excused:** 1 - Board Member Correa

**CONTINUED CASES****NOVI-23-07-2 4900 ALHAMBRA CIRCLE  
609**

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: Cutting three city black olives tree, on right of way without a permit.

Remedy - Must obtain a after-the-fact permit for cutting three city trees. Must submit a Arborist report as to the viability of the trees. Must contact Coral Gables Greenspace division for additional requirements. 305-460-5000.

Owner - HANSEL RODRIGUEZ

Code Enforcement Officer Vilato

Guilty / \$500 fine per tree ( 3 trees) \$1,500 total fine / \$108.75 administrative fee.

## HISTORIC CASES

### [NOVI-24-11-8](#) 3211 ALHAMBRA CIR [497](#)

Violation Description - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

Code Enforcement Officer Comments - Cutting/pruning of 3 city trees on right of way without a permit.

Remedy - Obtain all necessary permits as per Chapter 82-29(a) -Must obtain a after the fact permit for cutting of city tree must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

Owner - CLAYTON A VARGA TRS

Code Enforcement Officer - Selva

Guilty / \$500 fine per tree ( 3 trees) \$1,500 total fine / \$108.75 administrative fee.

**NOVI-24-09-8 1801 CORDOVA ST**  
**311**

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\*\*\* WORK WITHOUT A PERMIT, INCLUDING INSTALLATION OF METAL RAIL GATE AND FENCE, KEYSTONE WALKWAYS, PAVER WALKWAYS, KEYSTONE SLAB, KEYSTONE AT FRONT AND SIDE ENTRY, PAINTING.

Remedy - \*\*\*HISTORIC\*\*\* MUST OBTAIN ALL NECESSARY APPROVALS AND PERMITS FOR ALTERATIONS TO PROPERTY INCLUDING INSTALLATION OF METAL RAIL GATE AND FENCE, KEYSTONE WALKWAYS, PAVER WALKWAYS, KEYSTONE SLAB, KEYSTONE AT FRONT AND SIDE ENTRY, PAINTING, CALL INSPECTIONS AND CLOSE PERMIT.

Owner - ROSS FEIN

Code Enforcement Officer Lugo

**Deferred by officer prior to hearing.**

**NOVI-25-01-8 743 ALHAMBRA CIR**  
**651**

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 p

Code Enforcement Officer Comments - WORK WITHOUT A PERMIT, REMOVAL / ALTERATION OF HISTORIC FEATURES. WOODEN GRILL ON FRONT FACADE REMOVED, WOODEN BALCONY. \*\*\*\*\*MUST COLLECT AND PRESERVE HISTORIC MATERIALS THAT HAVE BEEN REMOVED\*\*\*\*\*

Remedy - OBTAIN AFTER THE FACT PERMIT FOR REMOVAL / REPLACEMENT OF HISTORIC FEATURES OR RETURN ORIGINAL HISTORIC ITEMS TO ORIGINAL STATE.

Owner - CIVIC ALHAMBRA LLC

Code Enforcement Officer Lugo

**Guilty / 6 months to obtain permit and close / \$150 running daily fine / \$108.75 administrative fee.**

**STATUS CASES****NOVI-24-01-4 7130 MIRA FLORES AVE  
678**

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: 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 un permitted work. Must obtain all necessary permits.

Owner - EDUARDO J RAMOS

Code Enforcement Officer Vilato

**No action.**



**NOVI-23-07-2 8225 LOS PINOS BLVD**  
**624**

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-21-02-6580DRIVEWAY

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 - GEORGE C BUSH & W ANDREA

Code Enforcement Officer Ramos

**Guilty / 30 days to reactivate permit / 60 days to close / \$150 daily running fine / \$108.75 administrative fee.**

NOVI-23-09-3 **1700 CORTEZ ST (HISTORIC)**  
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

**No action**

## **DISCUSSION ITEMS**

Next hearing scheduled for April 9, 2025 at 2151 Salzedo St.

## **ADJOURNMENT**

## **NOTE**