

# City of Coral Gables

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



## Agenda - Final

Wednesday, September 17, 2025

8:30 AM

City Hall, Commission Chambers

### Code Enforcement Board

*Chairperson Andres Murai, Jr*  
*Vice Chairperson J.M. Guarch, Jr.*  
*Board Member Armando Bucelo*  
*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

## APPROVAL OF MINUTES

## 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****NOVI-25-07-1 740 SALDANO AVE  
1226**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Pruning of city tree located on right of way front of residence.

Remedy - Must obtain after the fact permit for pruning of city tree on the right of way. Must obtain certified arborist report specifying tree species, size, condition and any necessary prescriptions. For further assistance please contact Greenspace division of Public Works (305) 460-5000. Obtain all necessary permits as per Chapter 82-29.

Owner - JOHN A FITZPATRICK

Code Enforcement Officer Luzarraga

**NOVI-25-07-1 420 BARBAROSSA AVE**  
**1060**

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 - City tree roots removed / damaged by excavation in critical root zone. Must obtain after the fact permit and arborist report, specify general information of tree, it's viability, and prescription needed.

Remedy - Must obtain after the fact permit from Public Works Department, Greenspace division. Obtain arborist report, detailing current condition of tree. Specify viability of tree and prescription needed. Greenspace (305) 460-5000.

Owner - 420 BARBAROSSA AVE LLC or R/A: Theodore Christakos

Code Enforcement Officer Luzarraga

**NOVI-24-07-8 1124 ADUANA AVE**  
**193**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Over pruning of city tree, on city right of way. Noted by City Arborist.

Remedy - Obtain all necessary after the fact permits as per Chapter 82-29. Meet with greenspace management regarding vitality of city tree.

Owner - Janette Perez

Code Enforcement Officer Luzarraga

[NOVI-25-08-1](#) **1251 HARDEE RD**  
[1390](#)

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 - Tree cut on private property. Tree collapsed on to right of way and neighboring property. Tree collapse effectively destroyed 2 trees of neighboring property. City removed tree affecting right of way up to 6' away from pavement edge. Remaining removal is property owners responsibility.

Remedy - Must obtain after the fact permit for cuts made to tree. Must obtain arborist report documenting tree type, size, condition and prescription if needed. Property owner is responsible for removal of trees from neighboring property. For further assistance contact Greenspace division at 305-460-5000. Comply with Section 82-29.

Owner - CHABAD OF THE GABLES INC

Code Enforcement Officer Luzarraga

[NOVI-25-05-1](#) **1551 DELGADO AVE**  
[0097](#)

Violation Description - Excavations - Sec. 62-58. - Penalties. Need to search or appeal your citation? Case #:NOVI-25-05-10097 Folio #: 0341300020840 Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense. (Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985).

Code Enforcement Officer Comments - Crushed rocks placed on city right of way swale without a permit.

Remedy - Comply with City Code Chapter 62, Article 3. Must obtain after the fact permit for crushed rocks on swale city right of way or replace with sod.

Owner - Carla Vosotas

Code Enforcement Officer Marrero

**NOVI-25-06-1 4800 LE JEUNE RD**  
**0757**

Violation Description - Condition of commercial property(a)(5) - Sec. 105-29. - (a) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (5) If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied: a. All glass surfaces visible to the public shall be covered with white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department); b. Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or c. All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.

Code Enforcement Officer Comments - Unapproved Brown window covering wraps for Vacant commercial property windows.

Remedy - Vacant property must be screened from public view following section 105-29(a)(5) with a CITY APPROVED window covering.

Owner - PROPERTIES 4 US INC

Code Enforcement Officer Marrero

[NOVI-25-07-1](#) **408 AMALFI AVE**  
[1062](#)

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 - Installation of Rocks on City Right of way Swale without a permit.

Remedy - Comply with Section 14-202.8. Must obtain an after the fact permit for rocks on city swale or replace rocks with sod.

Owner - Richard A. Massa

Code Enforcement Officer Marrero



**NOVI-25-06-1**   **1014 GRANADA BLVD**  
**0579**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Tree pruned on city ROW without approved permit - one (1).

Remedy - Obtain all necessary after-the-fact permit as per Chapter 82-29 - and must contact Public Works Green Space Division at (305) 460-5196 for additional requirements. Pruned tree - one (1) on city right-of-way.

Owner - J EVERETT WILSON

Code Enforcement Officer Martinez

**NOVI-24-08-8**   **2621 COUNTRY CLUB PRADO**  
**290**

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 Enforcement Officer Comments - Property in need of maintenance, including but not limited to, front porch columns in disrepair.

Remedy - Must clean, repair, and maintain property. Must apply and obtain necessary permits for repairs.

Owner - Karen Kelly

Code Enforcement Officer Selva

[NOVI-24-11-8](#) **1014 GRANADA BLVD**  
[503](#)

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 permit, including but not limited to, awning installation.

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

Owner - J Wilson

Code Enforcement Officer Selva

[NOVI-25-03-9](#) **1110 GRANADA BLVD**  
[647](#)

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, including but not limited to, front door gate and window bars removed and artificial grass installed.

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

Owner - Anastasija Olegovna Snicarenko

Code Enforcement Officer Selva

[NOVI-23-10-3](#) **5805 SAN VICENTE ST**  
[505](#)

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 - Landscapers improperly cutting two Live Oak trees on city right of way, and one Black Olive on private property, without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for the cutting of the three trees. Must submit an arborist report as to the viability of the trees after cutting. Arborist must be State of Florida certified. Must contact Coral Gables Greenspace division for any additional requirements at 305-460-5000.

Owner - Jorge Portela

Code Enforcement Officer Vilato

**NOVI-23-11-3 5815 PONCE DE LEON BLVD**  
**869**

Violation Description - Condition of commercial property(a)(1) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.

Code Enforcement Officer Comments - Peeling and missing paint at the rear of property.

Remedy - Building must be free of any chipping, pitting, cracking, discoloration, peeling or fading. Must obtain a color palette approval for painting the exterior.

Owner - SEKOFF INVESTMENTS

Code Enforcement Officer Vilato

**NOVI-24-12-8 14401 SW 67 AVE**  
**603**

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 - Minimum housing violation; entire roof is missing tile. Walls and planters are dirty and discolored. Lampost at front of property by mailboxes is in disrepair.

Remedy - Must clean walls and planters. Must repair or replace Lampost by the mailboxes. Must install roof tile. Must obtain all necessary permits and approvals to complete work.

Owner - Donald Macko

Code Enforcement Officer Vilato

[NOVI-25-03-9](#) **255 COSTANERA RD**  
[573](#)

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 - Removed tile from steps and installing lights on front step risers without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after the fact for tile installation and light on front steps.

Owner - Howard I. Schwartz & W Andrea J.

Code Enforcement Officer Vilato

[NOVI-25-03-9](#) **7801 LOS PINOS BLVD**  
[507](#)

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 - Installing new kitchen countertops without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits before any additional work continues.

Owner - FN LOS PINOS LLC

Code Enforcement Officer Vilato

[NOVI-25-05-1](#) **13001 LERIDA ST**  
[0061](#)

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 - Installed boat lift without a permit.

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

Owner - LERIDA HOLDINGS LLC

Code Enforcement Officer Vilato



[NOVI-25-05-1](#) 12631 RAMIRO ST (STATUS)  
[0509](#)

**(Item moved to New Cases section to come right after other tree-related case)**

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 - Improper cut live oak tree city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain an after the fact permit for Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 305-460-5000.

Owner - LOUIS TOLEDO

Code Enforcement Officer Vilato

NOVI-24-04-7 **730 CORAL WAY #101**  
012

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-22-09-1037 CONCRETE REPAIR/ POOL DECK SURFACE &  
BELOW SLAB/ WATER PROOF POOL DECK SLAB/ P.T. CABLES  
REPAIR/ STUCCO REPAIR.

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 - EPIC CORAL WAY LP

Code Enforcement Officer Lugo

[NOVI-25-01-8](#) **1590 DIXIE HWY**  
[685](#)

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-22-11-1216 - RE-ROOF FLAT ROOF ONLY ON LIQUOR STORE  
AREA.

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 - THOMAS FRANK TIPTON JR TRS

Code Enforcement Officer Lugo

NOVI-25-02-8 **5745 SW MAGNOLIA LN**  
875

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,  
ELER-22-01-0230 - OWNER PROVIDED GENERATOR  
INSTALLATION.

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 - HEYWARD TAD RUBIN TR & ELEANOR MATSON RUBIN TR

Code Enforcement Officer Lugo

[NOVI-25-04-9](#) **4214 SAN AMARO DR**  
[944](#)

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, INSTALLATION OF PERGOLA.

Remedy - PLEASE OBTAIN APPROVAL AND PERMITS FOR INSTALLATION OF ATTACHED PERGOLA.

Owner - Sonali N. Dighe

Code Enforcement Officer Lugo

NOVI-25-04-1   **4850 SW 8 ST**  
0000

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, INSTALLATION OF EXTERIOR LIGHTING, UNDERGROUND AND ABOVE GROUND CONDUITS, INTERIOR MAGNETIC DOOR AND VESTABULE, INTERIOR ELECTRICAL.

Remedy - PLEASE OBTAIN ALL PERMITS NEEDED, CALL FOR FINAL INSPECTIONS, AND CLOSE PERMIT.

Owner - 4850 ESTATE LLC

Code Enforcement Officer Lugo

**NOVI-25-04-9 1419 SW 57TH AVE**  
**786**

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, INSTALLATION OF CIRCULAR DRIVEWAY, CHANGE OF MATERIAL AT ENTRY, INSTALLATION OF METAL FENCE AND GATE WITH SCREENING (ARTIFICIAL PLANTS) INCLUDING ARTIFICIAL TURF AT SIDES AND REAR OF PROPERTY.

Remedy - STOP WORK ORDER ISSUED (RED TAG). MUST OBTAIN PERMITS FOR DRIVEWAY, ENTRY, ARTIFICIAL PLANTS INCLUDING ARTIFICIAL TURF IN REAR AND SIDES OF PROPERTY, METAL FENCING / GATES, CALL FOR INSPECTION AND CLOSE PERMIT.

Owner - Maria Gabriela Cianni

Code Enforcement Officer Lugo

[NOVI-22-08-1](#) **5555 OAKWOOD LN**  
101

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-18-07-3129 TYPE OF WORK: POOL/SPA/FOUNTAIN POND.  
EXPIRED: 04/02/2022.

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: Jorge Pino/Mobile Permit Coordinator at 305-460-5272  
jpino@coralgables.com or Development Services at  
305-460-5245/building@coralgables.com .

Owner - ELVIA DUMERVIL TRS

Code Enforcement Officer Ramos



NOVI-23-07-2 100 EDGEWATER DR UNIT 214  
621

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-21-02-6172 WINDOWS AND DOORS.

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 - Christine M. Monge

Code Enforcement Officer

**NOVI-23-07-2 1607 PONCE DE LEON BLVD # 201**  
**630**

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-21-03-7847. INTERIOR ALTERATIONS.

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 - ONE BANANA NORTH AMERICA CORP

Code Enforcement Officer Ramos

**NOVI-23-09-3 28 ALMERIA AVENUE 3**  
**399**

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-21-08-7701. INTERIOR RENOVATIONS ( BATHROOMS ) DUE TO  
WATER DAMAGE, REPLACE FIXTURES.

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 - Nadina Liberatore

Code Enforcement Officer Ramos

NOVI-23-09-3 **1521 TRILLO AVE**  
405

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-21-11-6561 1 STORY ADDITION \*\*\* SIMPLIFIED \*\*\* GAZEBO W/  
BBQ AREA & FIREPLACE, INTERIOR ALTERATIONS, BLK UP EXTG  
OPNG, A/C SLAB & SCREEN WALL, ALUM FENCE, GATES.

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 - David L. Kelly & W Deana L.

Code Enforcement Officer Ramos

**NOVI-23-12-4 214 GIRALDA AVENUE**  
**141**

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-21-08-7950 NEW DRIVE UP ATM.

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](mailto:asilio@coralgables.com) or Development Services at 305-460-5245/ [developmentsservices@coralgables.com](mailto:developmentsservices@coralgables.com) or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ [jpino@coralgables.com](mailto:jpino@coralgables.com).

Owner - Consolidated Bank NA

Code Enforcement Officer Ramos

**NOVI-24-05-7 79 MERRICK WAY**  
**726**

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 commercial wall sign without an approved permit.

Remedy - Must obtain non issued permit BLDB-22-03-0493 and pass all applicable inspections.

Owner - JONA SHAREGO LLC

Code Enforcement Officer Ramos

**NOVI-24-06-8 5610 LE JEUNE RD**  
**059**

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-21-1-5707. \*RESIDENTIAL\*INTERIOR RENOVATIONS KITCHEN  
AND LAUNDRY ROOMS.

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 - Juan Carlos Ramirez & Karina Angulo Colmenares

Code Enforcement Officer Ramos

[NOVI-23-09-3](#) **951 MATANZAS AVE**  
[274](#)

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-20-06-7178. DEMOLITION OF LARGE PORTION OF EXISTING RESIDENCE, 1 STORY ADDITION , COVERED ENTRY, TRELLIS, INTERIOR ALTERATIONS, CONCRETE PAVER DRIVEWAY W/2 ASPHALT APPROACHES, WALKWAY, CONCRETE PATIO, EQUIPMENT SLAB, WINDOWS, DOORS, GATES, ALUMINUM FENCE.

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 - Hope M. Diaz

Code Enforcement Officer Ramos



**NOVI-23-09-3 331 ISLA DORADA BLVD**  
**441**

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-21-06-7830. ADDITION (401 SF), ENCLOSE COVERED  
TERRACES(343.5SF),STRUCTURAL DEMOLITION (198 SF), COV  
TERR (287 SF) POOL DECK EXTENSION,  
BALLISTRAD,WINDOWS,DOOR, RELOCATE GATE.

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 - Armando L. Hassun &W Jaqueline Nespral

Code Enforcement Officer Ramos

**CONTINUED CASES**

**NOVI-22-07-1 97 CAMPINA CT (HISTORIC)**  
**054**

*(2/15/23 CEB hearing Continuance was issued for 120 days).*

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 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 expired because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Expired Permit BL-17-11-2475  
TYPE OF WORK: BLDG. PERMIT CHANGE OF CONTRACTOR -  
INCLUSIVE \*\*\*1 STORY ADDITION\*\*\* SIMPLIFIED\*\*\*COV TERR,  
REPLACE WINDOWS & AMP; DOORS, STEPS, RAILING EXPIRED:  
10/12/2021.

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: Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com or Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com .

Owner - PEDRO P. ALFONSO TRS.

Code Enforcement Lugo

**HISTORIC CASES****NOVI-25-04-9 7601 OLD CUTLER RD  
952**

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 metal plates over pickets above 4ft wall on exterior perimeter wall and metal cover on front gate door without a permit.

Remedy - Comply with Section 14-202.8. Must obtain after the fact permit for all work completed without a permit or remove completely.

Owner - Roman Kingsley Jones

Code Enforcement Officer Marrero

[NOVI-24-12-8](#) **1117 ALHAMBRA CIR**  
[611](#)

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 alteration without permits, including but not limited to, wooden fence and gate installed.

Remedy - Comply with Section 14-202.8 - Must apply and obtain permit(s) for unpermitted work. Must remove exterior alterations IF permit(s) are unable to be obtained.

Owner - Robert H. Moore

Code Enforcement Officer Selva

**NOVI-25-02-8**   **1036 OBISPO AVE**  
**807**

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 new cement on private property without a permit.

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

Owner - OWNER OF RECORD

Code Enforcement Officer Young

[NOVI-25-03-9](#) **419 ALHAMBRA CIR**  
[543](#)

Violation Description - Duty of abutting property owners to repair (a) - Sec. 58-48. - Duty of abutting property owners to repair (a) Sidewalks in the city that are broken, cracked or otherwise in such condition as not to present a smooth, continuous surface, are a nuisance. It shall be the duty of the owner of property abutting defective sidewalks to remedy such defective condition. (Code 1958, § 28-13; Code 1991, § 22-47; Code 2006, § 54-81; Ord. No. 791, § 2, 7-21-1953; Ord. No. 2309, § 1, 5-8-1979).

Code Enforcement Officer Comments - Sidewalk and driveway in disrepair.

Remedy - Must repair sidewalk and driveway. Apply for all necessary permits. Obtain approval and finalize. Comply with Sec. 58-48. (a).

Owner - Leticia I. Carmona & Luis M. Carmona

Code Enforcement Officer Young

NOVI-25-05-1 **638 ALHAMBRA CIR**  
0304

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 - Window in disrepair.

Remedy - Must repair window and maintain property at all times. Obtain necessary permits, approve and final.

Owner - Barbara Saenz

Code Enforcement Officer Young

[NOVI-23-11-3](#) **169 MIRACLE MILE CU**  
[703](#)

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-17-11-2163 COMM INTERIOR ALTERATIONS TO COMMON  
AREAS - 4TH FLOOR.

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 - PRIM BAC COLONNADE LLC

Code Enforcement Officer Ramos



[NOVI-24-05-7](#) **169 MIRACLE MILE CU**  
[765](#)

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 vinyl window signs on windows without an approved permit.

Remedy - Must obtain non issued permit # BLDB-22-03-0508 and pass all inspections.

Owner - PRIM BAC COLONNADE LLC

Code Enforcement Officer Ramos

[NOVI-25-06-1](#) **745 MINORCA AVE**  
[1055](#)

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  
EDEN-23-04-0094. NEW SWIMMING POOL & ( POND PLUMBING ).

Remedy - Apply for necessary permit renewal and obtain final inspections.

Owner - MINORCA 745 LLC

Code Enforcement Officer Ramos

**STATUS CASES****DISCUSSION ITEMS****ADJOURNMENT****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.*