

# City of Coral Gables

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



## Marked-Up Agenda - Final

Wednesday, February 15, 2023

8:30 AM

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

City Hall, Commission Chambers

## Code Enforcement Board

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

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

**CALL TO ORDER**

**ROLL CALL**

**Present:** 7 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**PUBLIC HEARING**

**APPROVAL OF THE MINUTES**

[23-5186](#)

Code Enforcement Board Meeting of November 16, 2022.

**NEW CASES**

[NOVI-22-12-159](#)

690 Bird Rd.

1

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 two city black olive trees on the right of way without a permit. Improper tree pruning. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain after the fact permit for tree pruning. Must contact Public Works Greenspace department for further requirements.

Owner - Juan Gaitan

Code Enforcement Officer Vilato

**Continued at hearing**

[NOVI-22-10-143](#) 4819 University Drive[4](#)

Violation Description - Defacement of trees, shrubs, vines, etc. - Sec. 82-3. - Defacement of trees, shrubs, vines, etc., in public places prohibited without permit. (a) Violations of this section shall be punished as provided in section 1-7. (b) No person shall, without a written permit from the city manager and director of public service, cut, prune, break, incline, injure, remove or in any other way deface any living tree, shrub, orchid, or vine, in a public street, city right-of-way, or park, or cut, disturb or interfere in any way with the roots of any tree, shrub, orchid, or vine in a public street, city right-of-way, or park.

(Code 1958, § 34-1; Code 1991, § 27-1; Code 2006, § 82-1; Ord. No. 6, § 1, 8-3-1925; Ord. No. 2014- 12, § 2, 5-27-2014)

Code Enforcement Officer Comments: Cut down a Black Olive tree on right of way without a permit.

Remedy - Must obtain after-the-fact permit for tree removal. Must contact the city of Coral Gables green space department for any additional remediation needed. 305-460-5000.

Owner - Robert Roque

Code Enforcement Officer Vilato

**Guilty/\$1,000.00/\$108.75 Administrative Fee**

[NOVI-22-12-158](#) 1201 Ponce de Leon Blvd.[9](#)

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 a black olive tree on city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain after-the-fact permit for tree trimming. Must contact public works green space division for any other additional remedies needed. May need to replace tree if damage is irreparable.

Owner - Grillas Associates Inc.

Code Enforcement Officer Vilato

**Guilty/\$500.00/Obtain after the fact permit and need to remove umbrella tree(s) and replace/\$108.75 Administrative Fee**

[NOVI-22-08-109](#) 3510 Segovia Street

[4](#)

Violation Description - Work without a permit.- Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes. The building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be a 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 Enforcement Officer Comments: Installing artificial turf in front and rear without required permit.

Remedy - Comply with City Code section 105-26 - obtain "after the fact permit" for installed artificial turf/or remove and re-sod.

Owner - Segovia Villas LLC

Code Enforcement Officer Schwartz

**Guilty/30 days to obtain approval/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-04-016](#) 5246 SW 8th Street

[3](#)

Violation Description - City Code - Chapter 105, section 105-26 F.B.C. - section 105.1 Work done without a permit.

Code Enforcement Officer Comments: Work commenced prior to permit being issued. Interior work and exterior work.

Remedy - Stop Work - Must obtain after the fact permits for all work done.

Owner - 5246 Professional Building LLC

Code Enforcement Officer Schwartz

**Continued prior to hearing**

[NOVI-22-09-132](#)

3020 Le Jeune Rd.

7

Violation Description - Work without a permit.- Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes. The building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be a 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 Enforcement Officer Comments - Re-asphalt of driveway without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. Must obtain "after the fact" permit for re-asphalt of driveway continue and follow up on submitted application.

Owner - Cosmen LLC

Code Enforcement Officer Schwartz

**Continued prior to hearing**

[NOVI-22-04-020](#)

1800 Country Club Prado

2

Violation Description - Chapter 105, ARticle V, Division 5, Sec. 105-278 - Floors, walls, ceiling and roofs

Code Enforcement Officer Comments - Dirty walls, dirty roof, missing paint on walls, broken soffit and fascia, dirty pool area and pool, trash and debris in rear of property, dirty perimeter wall, broken window glass, dirty awnings.

Remedy - Must clean all mentioned areas, repair soffits, fascia boards and window glass, must remove all trash and debris, must paint all missing sections with paint to match existing. Must obtain any and all necessary permits and inspections.

Owner - FAR Corporation

Code Enforcement Officer Garcia

**Guilty/30 days/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-09-133](#)

1100 Sorolla Avenue

3

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. 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, dirty perimeter wall.

Remedy - Must clean roof, must clean perimeter wall.

Owner - Barbara M. Quesep &

Code Enforcement Officer Garcia

**Guilty/90 days/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-09-130](#)

3500 Granada Blvd.

2

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: BL11046743 NEW SPA(64SF), GENERAL REPAIRS TO EXISTING POOL(RE-PLASTER,REPLACE COPING,TILE,LIGHTS),EXTER TILING OF POOL DECK, EL-11-04-6887 ELECTRIC FOR NEW POOL/SPA and PL-11-05-5536 NEW POOL AND SPA PIPING.

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 - Alex Mendoza

Code Enforcement Field Supervisor Sheppard

**Guilty/30 days/\$150.00 a day fine/\$108.75 Administrative Fee**



[NOVI-22-07-099](#)

113 Almeria Avenue

5

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-17-03-2210  
COMMERCIAL 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: 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 - Patino & Associates P.A.

Code Enforcement Field Supervisor Sheppard

**Guilty/30 days/\$250.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-07-099](#) 840 Almeria Avenue

7

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 Comments: Expired permit BL-17-03-2841Metal Picket Fence & amp 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: 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 - Iris Escarra

Code Enforcement Field Supervisor Sheppard

**Complied prior to hearing**

[NOVI-22-07-104](#) 90 Edgewater Drive #523

9

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-17-10-1702 TYPE OF WORK: INTERIOR ALTERATION ONLY EXPIRED 03/13/2020 UNIT 523

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 - Kristin Ann Pearce

Code Enforcement Field Supervisor Sheppard

**Guilty/90 days/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-07-105](#) 831 Pizarro Street

0

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-17-10-1716 TYPE OF WORK: INTERIOR ALTERATION ONLY - RESID INTERIOR RENOVATIONS KITCHEN EXPIRED 04/17/2018

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 - Audrey Pumariega

Code Enforcement Field Supervisor Sheppard

**Guilty/90 days/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-08-124](#)

1501 Sunset Drive

2

Violation Description - Work without a permit.- Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes. The building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be a 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 Enforcement Officer Comments: Work wihtout approval or permit/Gavel parking spots added on commercial property. Must obtain all necessary permits.

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

Owner - One Sunset LLC  
Global Incorporation Services LLC  
Jorge L. Cruz or One Sunset LLC

Code Enforcement Officer Roman

**Complied prior to hearing**

[NOVI-22-08-124](#) 1505 Sunset Drive

3

Violation Description - Work without a permit.- Sec. 105-26 - Adoption of building, plumbing, electrical and related technical codes. The building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be a 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 Enforcement Officer Comments: Work without approval or permit/Gravel parking spots added on commercial property. Must obtain all necessary permits.

Remedy - Must obtain all necessary permits.

Owner - One Sunset LLC  
Global Incorporation Services LLC  
Jorge Cruz or One Sunset LLC

Code Enforcement Officer Roman

**Complied prior to hearing**

**CONTINUED CASES**

**HISTORIC CASES**

[NOVI-22-07-105](#)

97 Campina Ct.

4

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 Field Supervisor Sheppard

**Continued at Board to be brought back for Status in 120 days**

**STATUS CASES**

[CE296523-090](#)  
[820NOVI-22-04-0132](#)

NOVI-22-04-0132 1536 Alcala Avenue

*Requesting an extension of time*

*6/15/22 Guilty/6 months to comply/\$150 a day fine/\$108.75 Admin Fee*

Violation Description - Zoning Code - Article 3, section 3-208 - 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 Building Division. 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.

Code Enforcement Officer Comments: Installation of new windows without a permit. This case has been migrated to Energov for completion. See Energov Case #NOVI-22-04-0132

Remedy - Must obtain "after the fact" permit for all work performed.

Owner - ROBERTO WEILL JR &W MIREN

Code Enforcement Officer Vilato

**Granted Extension of Time for 90 days**

## **ADJOURNMENT**