

# City of Coral Gables

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



## Meeting Minutes

Wednesday, September 20, 2023

8:30 AM

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

City Hall, Commission Chambers

### Code Enforcement Board

*Board Member Ignacio Borbolla*

*Board Member Andres Correa*

*Board Member Maria Cruz*

*Board Member Jeffrey Flanagan*

*Board Member J.M. Guarch, Jr.*

*Board Member George Kakouris*

*Board Member Andres Murai, Jr*

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

**CALL TO ORDER**

**ROLL CALL**

**Present:** 6 - Board Member Correa, Board Member Murai Jr, Board Member Kakouris, Board Member Flanagan, Board Member Borbolla and Board Member Cruz

**Excused:** 1 - Board Member Guarch Jr.

**APPROVAL OF THE MINUTES**

**PUBLIC HEARING**

**NEW CASES**

[NOVI-23-03-1](#) 45 Miracle Mile  
[922](#)

Violation Description - Zoning permit required - 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 artificial flowers on the exterior without approval and permits.

Curtains and new awnings installed without approval and permits.

Remedy - Must obtain Zoning Permit. Must obtain approval and permits or must remove all items.

Owner - CGI 55MM LLC  
Corporation Service Company

Code Enforcement Officer Delgado

**Guilty/60 days to final/\$250.00 a day/\$108.75 Administrative Fee**

NOVI-22-06-0 65 Miracle Mile  
728

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.

Curtains, artificial grass/artificial flowers, and fans.

Remedy - Comply with Section 14-202.8 Obtain approval and permits for all items mentioned or must be removed.

Owner - Corporation Service Company or CGI 55MM LLC

Code Enforcement Officer Delgado

Guilty/30 days to obtain and 60 days to final/\$250.00 a day/\$108.75 Administrative Fee

[NOVI-23-02-1](#) 1615 Ferdinand Street  
[837](#)

*Agreed Order to be Read into record*

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: Artificial vegetation attached to fence along property without permit or approval.

Remedy - Must obtain all necessary permits and inspections or remove.

Owner - Muster Investment LLC

Code Enforcement Officer Garcia/Sheppard

**Guilty/15 days to remove/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-04-1](#) 612 Catalonia Avenue  
[935](#)

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

Code Enforcement Officer Comments: Installing new front door without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact permit for the installation of new front door.

Owner - Paul D. Milkman

Code Enforcement Officer Vilato

Guilty/30 days to obtain and 60 days to final/\$150.00 a day/\$108.75 Administrative Fee

NOVI-22-11-1 4800 San Amaro Drive  
542

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: Exterior walls, perimeter wall, driveway, walkways and steps are dirty and discolored.

Remedy - Must wash exterior walls, perimeter wall, walkways, driveway, steps. May need to paint walls after washing. Must obtain all permits and approvals to complete work.

Owner - David Isaacson

Code Enforcement Officer Vilato

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

[NOVI-23-05-2](#) 1413 Sopera Avenue  
[231](#)

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 city tree "Black Olive" on the right of way without a permit.

Remedy - Comply with Section 82-29 must obtain a after-the-fact permit for tree cutting. Must obtain a Florida certified Arborist letter as to the condition of the tree. Must contact Coral Gables Greenspace division for additional Compliance.

Owner - Santiago Rousseau

Code Enforcement Officer Vilato

**Continued at Board Hearing**

NOVI-23-06-2 1526 Trevino Avenue  
296

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 a double garage door and motor without a permit.

Remedy - Comply with Section 14-202.8. Must obtain a after-the-fact permit for work completed.

Owner - Corona Holdings V LLC

Code Enforcement Officer Vilato

**Guilty/30 days to obtain and 30 to final or replace door/\$150.00 a day/\$108.75 Administrative Fee**



[NOVI-23-03-1](#) 1510 Bird Rd.  
[857](#)

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

Code Enforcement Officer Comments: Installed gravel on city swale without a permit.

Remedy - Obtain all required after the fact permits for gravel or remove and replace with sod. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions

Owner - Guid Properties LLC

Code Enforcement Officer Vilato

**Guilty/30 days to obtain and 60 days to final/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-23-02-1 4106 San Amaro Drive  
844

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: Property walls, facia's, overhangs are dirty and discolored. Peeling paint on facia and missing paint and plaster on walls.

Remedy - Must clean walls, overhangs, decorative border. Must plaster where missing. Must paint facia, walls, where missing. Must obtain all approvals and permits necessary to complete work.

Owner - Edward D. Miller & w/Laura K.

Code Enforcement Officer Vilato

**Guilty/120 days/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-23-01-1 1545 Cantoria Avenue  
713

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

Code Enforcement Officer Comments: Roof, perimeter wall and sidewalks abutting property are dirty and discolored. Circular driveway and driveway by garage are cracked and in disrepair.

Remedy - Must wash roof, perimeter wall and sidewalks abutting property. Must repair cracked driveway. Must obtain all necessary permits and approvals to complete work.

Owner - JVC Holdings Inc.

Code Enforcement Officer Vilato

**Guilty/30 days to obtain and 60 days to final/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-23-05-2](#) 1410 Sopera Avenue  
[232](#)

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 city tree on right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for tree cutting. Must obtain a Florida certified arborist letter as to the condition of the tree. Must contact Coral Gables Greenspace management for additional compliance requirements.

Owner - Peter J. Dolara

Code Enforcement Officer Vilato

**Continued at Board**

[NOVI-23-04-1](#) 312 Viscaya Avenue  
[932](#)

*Agreed Order to be read into record*

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: Garage conversion, new wall, new bathroom, change from single family into multi family without the necessary permits.

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

Owner - Carmencita Salsberg

Code Enforcement Officer Schwartz

**Agreed Order read into record**

[CE303693-06](#) 3195 Ponce de Leon Blvd.  
[2121](#)

Violation Description - Interior demolition and remodeling without a permit.

Remedy - Must obtain all necessary permits and inspection and finalize permit.

Owner - SDI MATTO JV HOLDCO LLC  
Elvis Mons

Code Enforcement Officer Schwartz

**Guilty/immediate fine/\$500.00 a day/\$108.75 Administrative Fee**

NOVI-23-07-2 707 Anastasia Avenue  
612

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 work without permit. Interior demo of ceiling, walls and hanging electrical fixtures. Exterior under roof patio in rear demo work without permit.

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

Owner - Mac T. Steele

Code Enforcement Officer Schwartz

**Guilty/180 days/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-23-04-1 707 Anastasia Avenue  
993

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: Property is in need of maintenance and repairs. Including but not limited to, unkept lot with dead vegetation, Walls have peeling paint and are dirty and discolored. Lamp in front has broken and has exposed wires. Pool is green and not being maintained. Roof in rear has blue tarp which is torn and has deteriorated. Window openings in the front have 3 painted boards over them. Roofing materials remain on property without open roofing permit. Items left on property have standing water. Property is vacant and not registered.

Remedy - Must address all issues and obtain building permits if required.

Owner - Mac T. Steele

Code Enforcement Officer Schwartz

**Guilty/14 days/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-23-05-2 707 Anastasia Avenue  
126

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 on property - BL-21-05-7164 , permit expired on 5/22/23

Remedy - Apply for all necessary permits and obtain final inspections.- Re activate permit/ complete work and obtain all inspections to close.

Owner - Mac T. Steele

Code Enforcement Officer Schwartz

**Guilty/180 days/\$150.00 a day/\$108.75 Administrative Fee**



[NOVI-22-11-1](#) 614 Valencia Avenue #103  
[508](#)

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 in unit 103/ including but not limited to electrical.

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

Owner - Pedro Gomez

Code Enforcement Officer Schwartz

**Guilty/30 days to obtain and 60 days to final/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-22-04-0 934 Sorolla Avenue  
125

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: WWP- Roof structure on West side terrace has been covered, and extended to include structural, and electrical.

Remedy - Comply with City Code section 105-26- obtain permit for work done without permit./ obtain all finalized inspections to close.

Owner - Jose Ramon Rodriguez

Code Enforcement Officer Schwartz

**Guilty/60 days to final/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-22-03-0 2521 N. Greenway Drive  
204

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#(s):  
BL-16-06-7443; EL-16-06-7446

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 - [jpino@coralgables.com](mailto:jpino@coralgables.com) / (305) 460-5272 or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245

Owner - Luis N. Perez

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Continued prior to hearing**

[NOVI-22-08-1](#) 549 San Esteban Avenue  
[123](#)

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-18-10-3599  
TYPE OF WORK: INT/EXT ALTERNATIONS  
EXPIRED: 04/05/2021

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 please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Bernardo Lopez Sanabria

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Complied prior to hearing**

NOVI-22-08-1 418 Marmore Avenue  
124

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-18-10-3683  
TYPE OF WORK: POOL/SPA/FOUNTAIN POND.  
EXPIRED: 05/05/2020

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 please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Jose R. Tarafa & w/Maria E.

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Continued prior to hearing**

NOVI-23-05-2 761 San Juan Drive  
096

Violation Description - PERMIT - Required for Excavations - Sec. 62-83. - Required.

(a) Violations of this section shall be punishable as provided in section 1-7.

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

Code Enforcement Officer Comments: Installing of rocks /gravel in the city right of way without approval or permit. -Contact Greenspace : Sayleen Arocha 305-460-5191 sarocha@coralgables.com

Remedy - Obtain all City permits. Please contact building@coralgables.com or 305-460-5245 for any additional questions. -Contact Greenspace : Sayleen Arocha 305-460-5191 sarocha@coralgables.com

Owner - JOSEPH LOMONACO &W LISA

Code Enforcement Officer Roman

**This Code Enforcement Board Violation was Continued prior to hearing**

NOVI-22-10-1 73 Edgewater Drive  
443

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 green awning in front of entrance of building. Must obtain all necessary permits or remove green awning.

Remedy - Must obtain all necessary permits or remove green awning.

Owner - 73 EDGEWATER DRIVE CONDOMINIUM INC  
Javier A. Basnuevo, Esquire

Code Enforcement Officer Roman

**This Code Enforcement Board Violation was Continued prior to hearing**

NOVI-23-05-2 741 Tibidabo Avenue  
105

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

Code Enforcement Officer Comments: Installed rocks/gravel on the city right of way without approval or permit. -Contact Greenspace: Sayleen Arocha 305-460-5191 sarocha@coralgables.com

Remedy - Obtain all City permits. Please contact building@coralgables.com or 305-460-5245 for any additional questions. -Contact Greenspace: Sayleen Arocha 305-460-5191 sarocha@coralgables.com

Owner - ARNAUD MICHON

Code Enforcement Officer Roman

**Guilty/60 days/\$150.00 a day/\$108.75 Administrative Fee**



NOVI-23-05-2 741 Tibidabo Avenue  
104

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- Installed driveway, approach & walkways (pavers) without approval or permit.  
-Must get an after the fact permit for all work already done.

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

Owner - ARNAUD MICHON

Code Enforcement Officer Roman

**Guilty/30 days to apply and 60 days to close/\$150.00 a day/\$108.75 Administrative Fee**

## CONTINUED CASES

### HISTORIC CASES

[NOVI-23-03-1](#) 737 Minorca Avenue  
[859](#)

*Agreed Order to be read into record*

Violation Description - Floors, walls, ceilings and roofs - Sec. 105-278. -  
Floors, walls, ceilings and roofs.

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

Code Enforcement Officer Comments: Dirty walls, dirty walkway driveway and sidewalk. Missing paint on walls and wooden porch enclosure.

Remedy - Must clean walls, clean walkway, driveway and sidewalk, must paint sections of property where paint is missing with paint to match existing color. Must obtain all necessary permits and inspections.

Owner - Toby Scott Barnhart

Code Enforcement Officer Garcia/Sheppard

**Guilty/60 days to obtain and 180 days to final/\$150.00 a day/\$108.75 Administrative Fee**

[NOVI-22-08-1](#) 9 Campina Ct.  
[064](#)

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-18-01-2264  
TYPE OF WORK: RESIDENTIAL ADDITION  
EXPIRED ON: 11/28/2021

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: Antonio Silio at 305-460-5206/asilio@coralgables.com or Development Services at 305-460-5245/building@coralgables.com

Owner - Bruno Santos

Code Enforcement Officer Ramos

**Guilty/30 days to obtain and 90 days to final/\$150.00 a day/\$108.75 Administrative Fee**

## STATUS CASES

[NOVI-22-11-1](#) 2915 Coconut Grove Drive  
[515](#)

*Requesting Extension of Time*

*6/21/23 Guilty/30 days to comply and 30 days to apply for permits as needed/\$150.00 a day fine\$108.75 Administrative Fee*

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: Chain link fence and awnings in disrepair.

Remedy - Must repair awning. Must repair chain link fence. Must obtain any and all necessary permits and inspections.

Owner - Orlando De J Capote

Code Enforcement Officer Selva

**Granted 90 days from 7/21**

## ADJOURNMENT

### NOTE

**Next hearing is on October 18, 2023**