

# City of Coral Gables

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



## Meeting Minutes

Wednesday, November 20, 2024

8:30 AM

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

427 Biltmore Way, First Floor Conference Room

## Code Enforcement Board

*Chairperson Andres Murai, Jr*  
*Vice Chairperson J.M. Guarch, Jr.*  
*Board Member Ignacio Borbolla*  
*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**

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

## **DISCUSSION ITEMS**

## **NEW CASES**

NOVI-23-12-4 1150 Cotorro Avenue  
215

Violation Description - Storage building and/or utility room Section. A - Sec. 62-26.

It shall be the duty of the owner of any dwelling unit, building or place of business to which a number has been assigned, to display such number in numeral form in accordance with standards Chapter 62, Article II, Sec. 62-26; 1-9

(Code 1958, § 28-3.1; Code 1991, § 22-87; Code 2006, § 62-26; Ord. No. 2515, § 2, 8-28-1984; Ord. No. 3603, § 1, 10-29-2002)

Sec. 62-58. - Penalties.

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)

Sec. 3-310. - Storage building and/or utility room

A. Storage and/or utility rooms not exceeding fifty (50) square feet of floor area, computed from the inside wall-to-wall dimensions, may be permitted as an accessory use in a single-family district or as an accessory to a duplex. The design of such rooms shall be tied in architecturally with the main building and the material used in the construction of such storage and/or utility room shall be as set forth in these regulations.

Code Enforcement Officer Comments: Most place house number on a placard where is visible from the street.

Must remove all vines, shrubbery, vegetation from the City's tree. Must also clean and remove all trash and debris from the city right of way.

All loose items must be stored, where is not visible from the street. All furniture, artwork.ASAP

Remedy - Comply with City Code Chapter 62, Article 3.

Comply with Section 3-310 (A).

Comply with City Code section 62-26

Owner - NOAH YABLONKA

Code Enforcement Officer Sheppard

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

**NOVI-24-01-4** 100 CADIMA AVE  
**791**

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 turf installed in backyard without a permit.

Remedy - Comply with Section 14-202.8 - apply for and obtain after-the-fact permit for installed artificial turf or remove.

Owner - SAMUEL GERSON LECHTNER

Code Enforcement Officer Vazquez

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

[NOVI-24-08-8](#) 1930 PONCE DE LEON BLVD  
[271](#)

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 - ROOF ACCESS LADDER REMOVED, WALK-IN FREEZER, AC UNITS, GAS TANKS, METAL PANEL STRUCTURE INSTALLED IN ALLEYWAY WITHOUT APPROVAL OR PERMIT

Remedy - \*\*\*OBTAIN CERTIFICATE OF SAFETY FOR GAS TANKS INSTALLED WITHOUT A PERMIT WITHIN 2 WEEKS OR ALL OPERATIONS WILL BE HALTED.\*\*\*

Owner - SCOTT ACKMAN

Code Enforcement Officer Lugo

**Guilty/90 days obtain and permit and 6 months to close/\$250.00 a day/\$108.75 Administrative Fee**

NOVI-24-07-8 638 ESCOBAR AVE  
183

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work(Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT  
POSP-22-01-0088 "NEW SWIMMING POOL"

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 - C AND D 5455 LLC

Code Enforcement Officer Lugo

**Guilty/14 days and 6 months to close/\$150.00 a day/\$108.75 Administrative Fee**

**NOVI-24-09-8** 537 SAN LORENZO AVE  
**306**

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 - Blue tarp on top of roof; prohibited

Remedy - Must remove blue tarp. If roof is damaged, must repair damage and or replace roof. Must obtain all permits and approvals to complete work.

Owner - Fabian Alfonso

Code Enforcement Officer Casimir

**This Code Enforcement Board Violation was Continued**

[NOVI-22-09-1](#) 545 San Servando Ave  
[326](#)

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

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

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

Owner ANDREW ALLAN RYAN

Code Enforcement Officer Casimir

**This Code Enforcement Board Violation was Continued**



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

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT:

BL-20-05-6505

TYPE OF WORK:DRIVEWAY/WALKWAY

EXPIRED: 07/10/2022

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

Owner JOSE LLORENS

Code Enforcement Officer Casimir

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

CG311-24-06- 450 MILLER RD  
22

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 - Two pillars placed in front of property.

Remedy - Apply for all necessary permits and obtain final inspections.

Owner - NAHUEL P VILLEGAS VANINA G SCHULTE

Code Enforcement Officer Casimir

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

[NOVI-23-10-3](#) 540 Aragon Avenue  
[672](#)

Violation Description - Excavations - Sec. 62-58. - Penalties. 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: Gravel on the swale.

Remedy - Must remove gravel from the right of way. If you would like to have an encroachment on the right of way you may contact PW Greenspace or refer to the swale packet provided. Comply with City Code Chapter 62, Article 3. Comply with City Code Chapter 62, Article 3.

Owner - Leticia Callava LE

Code Enforcement Officer Young

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

[NOVI-23-09-3](#) 533 Coral Way  
[243](#)

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

Code Enforcement Officer Comments: Roof is in disrepair and dirty.

Remedy - Must repair and clean roof. Must pull permits.

Owner - ARIS ANGELO

Code Enforcement Officer Young

**This Code Enforcement Board Violation was Continued**

[NOVI-23-10-3](#) 545 CORAL WAY  
[558](#)

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 abuse.

Remedy - Must submit an Arborist report for tree stating work that was done. Comply with Section 82-29.

Owner - VALENCIA 520 524 LLC

Code Enforcement Officer Young

**This Code Enforcement Board Violation was Continued**

[NOVI-23-11-3](#) 810 MESSINA AVE  
[743](#)

Violation Description - Excavations - Sec. 62-58. - Penalties. 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 - Gravel on the swale.

Remedy - MUST remove gravel from the right of way. If you would like to have an encroachment on the right of way you may contact PW Greenspace or refer to the swale packet provided. Comply with City Code Chapter 62, Article 3.

Owner - STEVE S ALMEIDA

Code Enforcement Officer - Young

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

**NOVI-22-03-0** 21 Tahiti Beach Island Rd.  
**118**

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): BL13050257 ALUMINUM WINDOWS (34) DOORS (8) & REPLACE RAILINGS

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 - MICHAEL HASKETT

Code Enforcement Officer Ramos

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

**NOVI-23-07-2** 5009 Granada Blvd.  
**625**

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-21-02-6793  
1 STORY ADDITION

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 - ENRIQUE JORDAN

Code Enforcement Officer Ramos

**Guilty / 90 days to comply / \$150 running daily fine / \$108.75 administrative fee**

NOVI-23-07-2 513 SAN LORENZO AVE  
619

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-21-01-6265  
RE-ROOF

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 - PATRICK ILABACA

Code Enforcement Officer Ramos

**Guilty / 30 days to re-activate / 30 days to close / \$150 daily running fine / \$108.75 administrative fee**

NOVI-24-07-8 431 COSTANERA RD  
203

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

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

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

Owner - CARIDAD FIGUEROA TRS

Code Enforcement Officer Vilato

**Continued case at Board**



NOVI-24-05-7 7424 VISTALMAR ST  
941

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 renovations without a permit or approval; i.e. removed brick work from exterior, installed tile on planters and walkways to front door, painted exterior walls, trim and garage door without a color pallet approval, installed new rain gutters without a permit. Removed railing from front steps. Installed fencing and gate on either side of the property without a permit.

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

Owner - NASIR ACIKGOZ

Code Enforcement Officer Vilato

**Guilty / 90 days to comply/close / \$150 daily running fine / \$108.75 administrative fee**

NOVI-24-08-8 7424 VISTALMAR ST  
238

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 artificial turf on side yards and backyard without a permit.

Remedy - Comply with Section 14-202.8. Must obtain an after-the-fact permit for artificial turf installation. No work to be done until permit has been obtained.

Owner - NASIR ACIKGOZ

Code Enforcement Officer Vilato

**Guilty / 90 days to comply/obtain permit/close / \$150 daily running fine / \$108.75 administrative fee.**

NOVI-24-07-8 1001 SAN PEDRO AVE  
159

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

Code Enforcement Officer Comments - Installed front entry overhang and front entry metal gate without a permit. Installed metal structure above garage door and parking area without a permit. Installed windows and doors throughout property without a permit.

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

Owner - FRAGATA LLC

Code Enforcement Officer Vilato

**Guilty / 90 days to comply / \$150 daily running fine / \$108.75 administrative fee**

NOVI-24-01-4 190 LOS PINOS CT  
392

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 - Hat racking three black olives trees on city right away without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after-the-fact permit for hat wrecking of the three Black Olive trees on city right of way. Must submit an arborist report from a ISA certified arborist stating the viability of the three trees after cutting at any prescription needed.

Owner - BERTRAND PAULET

Code Enforcement Officer Vilato

**Guilty / \$250 fine per tree (3 trees) / Total fine \$750**

**STATUS CASES****NOVI-24-01-4** 739 Escobar Ave  
**334**

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

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

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

Owner - Ronald Thompson & W Linda

Code Enforcement Officer - Posada

**This Code Enforcement Board Violation was Continued**

NOVI-23-08-2 516 NAVARRE AVE  
844

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-20-01-5033 NEW SWIMMING POOL, SPA, PAVER POOL DECK

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 - DAGOBERTO CABRAL JR

Code Enforcement Officer Ramos

**Guilty / 30 days to re-activate / 30 days to close / \$150 daily running fine / \$108.75 administrative fee.**

NOVI-24-06-8 4706 Brooker St  
104

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: Carport roof has rotting wood and flaking paint and in need of repairs, exterior walls are dirty and need to be pressure cleaned or painted, windows and doors are covered with plywood and metal shutters.

Remedy - Comply with Section 105-278 - repair and paint carport roof, clean or prep and paint dirty exterior walls, remove plywood and metal shutters from covered windows and doors and implement necessary repairs; A permit is required.

Owner - WESLI RIY-VES EST OF

Code Enforcement Officer - Vazquez

**Guilty / 30 days to apply and obtain permit / 90 days to final / \$150 daily running fine / \$108.75 administrative fee.**

NOVI-23-05-2 4845 HAMMOCK LAKE DR  
224

*8/21/24 Guilty/60 days to comply/\$150.00 a day/\$108.75 Administrative Fee*

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: Gravel installation on city swale without a permit.

Remedy - Obtain all City permits. Please contact [building@coralgables.com](mailto:building@coralgables.com) or 305-460-5245 for any additional questions

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**Guilty 60 days to obtain permit / running fine of \$150 per day / \$108.75 administrative fee.**

## **ADJOURNMENT**



**NOVI-24-08-8** 184 PALOMA DR  
**225**

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 - Dock and boatlift in disrepair. Missing awning at rear of property.

Remedy - Must repair dock and boat lift. Must replace awning at rear of property. Must obtain all permits to complete work.

Owner - OSCAR FUENZALIDA

Code Enforcement Officer Vilato

**Guilty / 10 days to apply for permit / \$250 daily running fine / \$108.75 administrative fee**

## HISTORIC CASES

[NOVI-24-01-4](#) 739 Escobar Ave  
[334](#)

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

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

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

Owner - Ronald Thompson & W Linda

Code Enforcement Officer - Posada

**This Code Enforcement Board Violation was Continued**

## CONTINUED CASES

**NOTE**

**NOVI-23-05-2** 4845 HAMMOCK LAKE DR  
**223**

*8/21/24 Guilty/60 days to comply/\$150.00 a day/\$108.75 Administrative Fee*

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: Artificial turf and gravel installation on private property without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - EDUARDO C COSTA

Code Enforcement Officer Vilato

**Guilty 60 days to obtain permit / running fine of \$150 per day / \$108.75 administrative**

[NOVI-24-01-4](#) 730 Palermo Ave  
[780](#)

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

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

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

Owner - Valerie Robbin

Code Enforcement Officer - Posada

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

[NOVI-24-01-4](#) 730 Palermo Ave  
[780](#)

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

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

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

Owner - Valerie Robbin

Code Enforcement Officer - Posada

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