

City of Coral Gables



Marked-Up Agenda - Draft

Wednesday, May 20, 2026

8:30 AM

2151 Salzedo Street, Coral Gables, FL 33134

Police and Fire Headquarters, Community Meeting Room

Code Enforcement Board

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

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

CALL TO ORDER

ROLL CALL

This was Approved on Consent Agenda

Present: 6 - Board Member Correa, Chairperson Murai Jr., Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

Excused: 1 - Board Member Kakouris

PUBLIC HEARING

NEW CASES

[NOVI-26-01-123](#) **920 EL RADO STREET**
[11](#)

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/replacing of impact Windows without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain an after the fact permit for the installation/replacing of impact windows on your Private Property.

Owner - DEVESH NAKRA

Code Enforcement Officer Marrero

Guilty / 90 days to obtain and close necessary permit(s) / \$150 daily running fine thereafter and \$108.75. administrative fee.

Yeas: 5 - Board Member Correa, Chairperson Murai Jr, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

Nays: 1 - Board Member Cruz

Excused: 1 - Board Member Kakouris

[NOVI-25-08-113](#) **3620 GRANADA BOULEVARD**
[72](#)

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 alterations without an approved / issued permit, including but NOT limited to; front entrance slabs steps walkway installed with large pavers, electrical new lights / lanterns six (6) installed on the front facade; exterior front wall altered with stone or cement cladding; CBS wall altered with tile.

Remedy - Comply with Section 14-202.8. Obtain an approved permit for ALL exterior alterations without an approved permit.

Owner - Alirio Jesus Torrealba Gonzalez C/O MG DEVELOPERS

Code Enforcement Officer Martinez

Guilty / 30 days to obtain and close all necessary permit(s) / \$150 daily running fine thereafter and \$108.75 administrative fee.

Yeas: 6 - Board Member Correa, Chairperson Murai Jr, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

Excused: 1 - Board Member Kakouris

[NOVI-26-02-125](#) **3911 RIVIERA DRIVE**
[66](#)

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 very 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 work without a permit.

Remedy - Comply with Section 14-202.8 - Obtain after-the-fact permit - for exterior work without a permit including but not limited to, a concrete patio area raised up off the ground covered with stone tile, must be removed if permit is not approved, and must contact Development Service, Permit Division -427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentsservices@coralgables.com.

Owner - EUGENIO HUGO GANDINI & DENISE GAWIANSKI

Code Enforcement Officer Martinez

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-24-05-787](#) **7450 OLD CUTLER ROAD**[6](#)

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 - Removal of sod and Installation of gravel next to driveway for parking surface without permit.

Remedy - Comply with Section 14-202.8 Obtain after the fact permit for installed gravel for driveway extension- parking on unapproved surface.

Owner - EMILIO ARGUELLO & LILIANA ARGUELLO

Code Enforcement Officer Luzarraga

A motion was made by Board Member Flanagan, seconded by Board Member Cruz, that this motion be Continued . The motion passed by unanimous vote.

[NOVI-24-12-859](#) 5307 ORDUNA DRIVE

[4](#)

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

Code Enforcement Officer Comments - Improper pruning of tree on city right of way.

Remedy - Comply with City Section 82-29 - obtain after-the-fact permit for pruning of city tree; obtain certified arborist report to determine viability of tree and prescription. Contact Public Works Greenspace Department for guidance at PWGreenspace@coralgables.com or call 305-460-5131.

Owner - CORAL GABLES TRUST CO TRS & THOMPSON FAMILY TRUST

Code Enforcement Officer Luzarraga

Guilty / \$1,000.00 flat fine for improper pruning of City Right-of-Way tree & \$108.75 administrative fee.

[NOVI-25-02-882](#) 5865 SW 119TH STREET

[0](#)

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 white pvc fencing in backyard and installed 2 propane gas tanks within the property set back, without a permit.

Remedy - Comply with Section 14-202.8

Owner - Pablo Landi & Amy H. Abreu

Code Enforcement Officer Luzarraga

This Code Enforcement Board Violation was Continued prior to hearing.

[NOVI-25-11-120](#) **5800 GRANADA BOULEVARD**
[17](#)

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

Code Enforcement Officer Comments - Pruning of 3 trees on city Right-Of-Way without permit or arborist report, (Improperly pruned).

Remedy - Must obtain a certified arborist report (tree assessment), and an "After the Fact" permit for pruning of 3 trees on city right of way per Chapter 82-29.

Owner - AJ ECHEVARRIA &W MARIA T. ECHEVARRIA

Code Enforcement Officer Luzarraga

Guilty / 60 days to obtain and close all necessary permit(s) / \$150 daily running fine thereafter and \$108.75 administrative fee.

[NOVI-26-01-123](#) **1125 HARDEE ROAD**
[98](#)

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 - Approximately 8"-10" branch torn from right of way tree.

Remedy - Must obtain certified arborist report and "after the fact" permit and certified arborist report including prescription as needed. Comply with Section 82-29.

Owner - ROBERT GUTLOHN TRS & SONYA GUTLOHN HARDEE ROAD TRUST

Code Enforcement Officer Luzarraga

Guilty / \$500.00 flat fine for damage to City Right-of-Way tree and \$108.75 administrative fee.

Yeas: 4 - Chairperson Murai Jr, Vice Chairperson Guarch Jr., Board Member Correa and Board Member Bucelo

Nays: 2 - Board Member Flanagan and Board Member Cruz

Excused: 1 - Board Member Kakouris

STATUS CASES

[NOVI-22-08-113](#) **2700 PONCE DE LEON BOULEVARD**[2](#)

(Status hearing rescheduled from April 15th, 2026 CEB to May 20th, 2026 CEB).

(Status hearing rescheduled from March 11th, 2026 CEB to April 15th, 2026 CEB).

(Requested second administrative hearing in response to Notice of Intent to Lien dated to January 16th, 2026).

(Previous Board Findings - Guilty / 7 days to obtain report from structural engineer and supply to city / Complete work by April 2, 2023 / Immediate fine of \$1000.00 a day / \$108.75 Administrative Fee (10/19/2022)).

Violation Description - Uncompleted Building - Section 14-2017. Building permit D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order.

Code Enforcement Officer Comments - Building process has not commenced and has had no permit inspections in over 6 months, permit is expired.

Remedy - N/A.

Owner - Pablo Rodriguez or MMSDDR Ponce LLC

Code Enforcement Officer Sole

By roll call vote, board determined 60 days (7/19/26) to complete required work and obtain a Certified of Completion (CC), if not immediate drafting and recording of lien against owner(s) of property.

Yeas: 5 - Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Correa, Chairperson Murai Jr and Board Member Bucelo

Nays: 1 - Board Member Cruz

Excused: 1 - Board Member Kakouris

EXPIRED PERMIT CASES

[NOVI-26-01-123](#) **20 SANTILLANE AVENUE**
[31](#)

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, 12-17-195).

Code Enforcement Officer Comments - (EXP) Expired Permit ELEC-25-03-3290 Electrical Repairs due to building recertification - RECT24-11-0417.

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 .

Owner - ALBERT F. MUZAURIETA

Code Enforcement Officer Martinez

Guilty / 30 days to re-activate permit(s) / \$250.00 daily running fine thereafter and \$108.75 administrative fee.

DISCUSSION ITEMS

ADJOURNMENT

NOTE