

# City of Coral Gables

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



## Meeting Minutes

Wednesday, March 17, 2021

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Hybrid/Via  
Zoom

### Code Enforcement Board

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

The Code Enforcement Board Meeting will be holding a regular board meeting on Wednesday, March 17, 2021, commencing at 8:30am. Only the Board Members and required City Staff will be physically present in the Commission Chambers at Coral Gables City Hall. Members of the public may join the meeting via Zoom at <https://zoom.us/j/5892626316>. In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 589 262 6316.

Any person wishing to provide testimony must be sworn in and appear by video conference. An individual who wishes to testify but does not have video conference capabilities, may provide testimony by using a dedicated station for video conferencing located in the City Hall courtyard. PLEASE NOTE THAT ALL PERSONS MUST WEAR A FACIAL COVERING/MASK EXCEPT WHEN PROVIDING TESTIMONY AND ALL PERSONS MUST MAINTAIN 6 FEET BETWEEN EACH OTHER.

To speak on an Agenda Item, please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

**CALL TO ORDER**

Meeting was called to order by Chairperson, Andres Murai, Jr.

**ROLL CALL**

**Present:** 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla

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

**APPROVAL OF THE MINUTES**

Code Enforcement Meeting of February 17, 2021.

**PUBLIC HEARING**

**NEW CASES**

1129 Sevilla Avenue

Violation Description - Property needs maintenance: walls, walkway, front door and chimney are dirty. Detached garage roof is caving in.

Remedy - Must clean and/or paint property and repair detached garage. Obtain necessary approval and permit.

Owner - Audrey Kaye Est Of

Code Enforcement Officer Schwartz

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

6921 Sunrise Place

Violation Description - Permit BL16047042 expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Real Estate Assets and Invest LLC

Code Enforcement Officer Roman

Found guilty, comply within 30 of Board's hearing to closeout permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Borbolla, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla

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

4703 Riviera Drive

Violation Description - Permit BL-15-06-5438 Residential addition is expired. Permit is over a year old.

Remedy - Need to re-activate the permit, call for the inspections and close out the permit. Permit needs to be closed out.

Owner - Deborah Gander

Code Enforcement Field Supervisor Sheppard

Found guilty, comply within 30 of Board's hearing to closeout permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 waived by the Board.

**A motion was made by Board Member Borbolla, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Zoller, Board Member Flanagan, Board Member Kakouris, Board Member Borbolla and Board Member Murai Jr

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

10801 Snapper Creek Road

Violation Description - The following permits have been open for more than a year: BL-16-05-7158 for (RESIDENTIAL ADDITION) and PL-16-06-6391 (PLUMB COMMERCIAL / RESIDENTIAL WORK).

Remedy - Need to complete, call for inspections and close out permits.

Owner - Armando J De Moya Rachelle De Moya

Code Enforcement Officer Quintana

Found guilty, comply within 60 of Board's hearing to finalize all permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

A motion was made by Board Member Zoller, seconded by Board Member Flanagan, that this matter be found Guilty. The motion passed by the following vote.

**Yeas:** 5 - Board Member Flanagan, Board Member Kakouris, Board Member Borbolla, Board Member Murai Jr and Board Member Zoller

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

665 Calatrava Avenue

Violation Description - Play Structure (Tree house) installed in a Single Family District (SFR) without obtaining the required approvals and "No Fee" Zoning Permit as per Ordinance # 2020-33.

Remedy - Must obtain "approval and issuance" of the required No Fee Zoning permit within 14 Days of this notice. All required inspections shall be completed by 02/25/21 or play structure must be removed.

Owner - ALA II LLC

Code Enforcement Field Supervisor A. Garcia

Found guilty, comply within 30 of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Board Member Kakouris, Board Member Borbolla, Board Member Murai Jr, Board Member Zoller and Board Member Flanagan

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

6400 Dolphin Street

Violation Description - Alterations to premises without the required approvals and permit (Plumbing, Electrical, Mechanical, Structural - e.g., Removal of screen enclosure, resurfacing pool deck, LP gas, water heater, H/C water distribution and installing and/or replacing side door).

Remedy - Obtain necessary approvals and permit for work noted in comments above.

Owner - Mondo T Pallon / Rachel D Baerga

Code Enforcement Field Supervisor A. Garcia

Found guilty, comply within 30 of Board's hearing to obtain all permit(s).  
Comply within 180 days of Board's hearing to complete all work and  
access to the house. \$150 daily fine to commence if no compliance.  
Administrative Fee of \$108.75 assessed by the Board.

**This Code Enforcement Board Violation was found Guilty**

**Yeas:** 5 - Board Member Borbolla, Board Member Murai Jr, Board Member  
Zoller, Board Member Flanagan and Board Member Kakouris

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

3127 Ponce de Leon BLVD.

Violation Description - ME 15-04-4800 Permit is expired, Stop work order  
issued on 09/04/2015 By G .Ruggiano

Remedy - Must reactivate , obtain all necessary inspections and finalize  
permit

Owner - Sandiaz Investment Inc.

Code Enforcement Officer J. Garcia

Found guilty, comply within 30 of Board's hearing. \$250 daily fine to  
commence if no compliance. Administrative Fee of \$108.75 assessed by  
the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member  
Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Borbolla, Board Member Murai Jr, Board Member  
Zoller, Board Member Flanagan and Board Member Kakouris

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

250 Catalonia Avenue

Violation Description - Permits BL19055982, BL19024415 and  
BL15065689 are expired.

Remedy - Must reactivate , obtain all pending inspections and finalize  
permits.

Owner - Catalonia offices 2018 LLC.

Code Enforcement Officer J. Garcia

Found guilty, comply within 30 of Board's hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Borbolla, Board Member Murai Jr, Board Member Zoller, Board Member Flanagan and Board Member Kakouris

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

### **CONTINUED CASES**

4810 Alhambra Circle

CEB - 2-17-2021 - Continued to hearing scheduled on 3-17-2021

Violation Description - Pool deck removed.

Remedy - Need to obtain approval and a permit.

Owner - 4810 Alhambra LLC

Code Enforcement Field Supervisor Sheppard

Found guilty, comply within 30 of Board's hearing to obtain and closeout permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Zoller, seconded by Board Member Murai, Jr, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla

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

537 San Esteban Avenue

Violation Description - Garage enclosure/alteration without a permit. Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Bermudez

Found guilty, comply within 30 of Board's hearing to obtain and closeout permit(s). \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

**A motion was made by Board Member Flanagan, seconded by Board Member Murai, Jr, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas: 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla**

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

#### **HISTORIC NEW**

1252 Obispo Avenue

Violation Description - Expired permit: BL14-11-4165 - Residential Addition.

Remedy - Must reactivate permit, call in for inspections and close out permit.

Owner - Ramesh C Airan & W Aruna R

Code Enforcement Officer Delgado/Schwartz

**This Code Enforcement Board Violation was Continued**

#### **HISTORIC CASE REQUESTING EXTENSION**

800 Coral Way

CEB - 3-17-2021 - Returning to request that they are granted an extension to the closing of the permit.

CEB 1-20-2021 - G/30/\$150/\$108.75 - Comply by 2-28-2021 by closing out permits or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Building permit BL-16-07-6851 (\*\* Inclusive \*\* 1 Story addition w/garage) has expired.



Remedy - Must renew and close permit.

Owner - Gregory I Guiteras & Angelica Guiteras

Code Enforcement Officer: Ernesto Bermudez

Extension of 30 days from hearing granted by the Board.

**A motion was made by Board Member Zoller, seconded by Board Member Borbolla, that this matter be Granted extension of time. The motion passed by the following vote.**

**Yeas: 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla**

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

**HISTORIC STATUS REPORT**

910 Capri Street

**CEB - 1-20-2021 - Return for status report to Hearing on 3/17/2021**

**Request for Hearing on Notice of Intent to Lien**

**CEB - 9-23-2020 - Continued 90 days (December cancelled)**

**CEB - 4-17-2019 - Agreed Order approved by the Board - Continued**

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling

or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

Return for status report to Board hearing scheduled on May 20, 2021.

**A motion was made by Board Member Murai, Jr, seconded by Board Member Borbolla, that this matter be Continued. The motion passed by the following vote.**

**Yeas:** 5 - Board Member Murai Jr, Board Member Zoller, Board Member Flanagan, Board Member Kakouris and Board Member Borbolla

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

### **STATUS REPORT CASES**

4916 Washington Drive

CEB - 4-21-2021 - Returning for monthly status report

CEB 3-17-2021 - Returning for monthly status report

CEB 2-17-2021 - Returning for monthly status report

CEB 1-20-2021 - Found guilty, Comply within 48 hours of hearing by disconnecting as and call in for inspection. Comply within 30 days of Board's hearing by applying for permit. Comply within 90 days of Board's hearing to close out permit. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. To return for

monthly Status Report's as per the Board's request.

Violation Description - WWP CC 105-26 F.B.C. 105-1 and Zoning Code Section 3-205 Violations i.e. painting house without a BOA color palette approval. Front porch, front walkway, front door, windows throughout property, new electrical outlets, gas tank and a/c unit installed without approval and permits.

Remedy - Must see color palette approval from the City of Coral Gables Board of Architects. Must seek all required permits and inspections with the City of Coral Gables.

Owner - Kendale Lakes JJS LLC

Code Enforcement Field Supervisor's Terri Sheppard/A. Garcia

Return for status report to Board hearing scheduled on May 20, 2021.

**This Code Enforcement Board Violation was Continued**

6913 Talavera Street

**CEB 4/21/2021 - Returning for monthly status report - lien has been recorded**

**CEB 3/17/2021 - Returning for monthly status report**

**CEB 2/17/2021 - Returning for monthly status report**

**CEB 1/20/2021 - Returned for monthly status report**

**CEB 11-18-2020 - Comply within 60 days of Board's Hearing by converting carport to its original appearance and comply within 90 days of Board's Hearing by submitting for permit(s) and legalizing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. At the request of the CEB to return monthly for status reports beginning - January 20, 2021.**

**CEB - 10-21-2020 - Continued to November**

**CEB - 9-23-2020 - Returning to get full report from the Zoning Department.**

**CEB - 2-19-2020 - Continued to discuss carport and garage with Historic Department.**

**Documents presented into Public Record by Barbara Garcia.**

Violation Description - Car port is enclosed illegally. 5-1409 (B)

Garage is enclosed illegally.

Wood fence installed in the rear. 5-2401 (Removed)

White trellis on front elevation installed without approval and permits.  
(Removed)

Maintaining storage shed made of metal or some other unapproved material and/or installed without a permit. 3 sheds in side yard. (Removed)

Remedy - One parking space consisting of a roofed structure, which utilizes the same material as the principle structure and that is a garage, carport, or porte-cochere is required.

If a garage is provided for off-street, the garage must be maintained in an operable condition.

Wood fence requires removal. (Removed)

White trellis on the front elevation must be approved and permitted or removed.

Any storage shed made of unapproved material which has been installed without approval and permit must be removed.

Owner - Barbara Garcia

Code Enforcement Officer Quintana/Roman

Return for status report to Board hearing scheduled on May 20, 2021.

**This Code Enforcement Board Violation was Continued**

**ADJOURNMENT**

Meeting adjourned by Vice Chairperson, George Kakouris.