

# City of Coral Gables

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



## Agenda

Wednesday, October 16, 2019

8:30 AM

City Hall, Commission Chambers, 2nd Floor

### 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*

**CALL TO ORDER****ROLL CALL****APPROVAL OF THE MINUTES**

[19-9294](#) Code Enforcement Board Minutes of August 21, 2019

**PUBLIC HEARING***SWEARING IN OF INTERESTED PARTIES*

*SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.*

*PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.*

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

[CE285932](#) 628 Aledo Avenue

Violation Description - (EXP) Permit BL-13-06-0349 & BL-17-08-1882 are expired.

Remedy - Must reactivate building permit. Must pass all necessary inspection to close permit.

Owner - Jackeline Londono

Code Enforcement Officer Bermudez

[CE287790](#) 617 Malaga Avenue

Violation Description - (MIN) Property roof, awnings, walls, planters, front door, entry & walkway, sidewalks are dirty and/or discolored. Driveway is in disrepair. Soffits have peeling paint or rotten wood. Miscellaneous items are being stored on the side of the home.

Remedy - Must clean and/or paint roof, awnings, walls, planters, front door, entry & walkway, sidewalks are dirty and/or discolored. Must replace or repair driveway. Must

replace and/or repair soffit. Must place miscellaneous item in a enclosed area.

Owner - Robert W Dudding JTRS, Robert W Dudding Living Trust & Diane Kies

Code Enforcement Officer Bermudez

**CE281285**

1147 Venetia Avenue

Violation Description - Two expired permits: BL-17-11-2367 - Residential interior demo and PL-17-12-2206 - Plumbing work for septic tank.

Remedy - Must reactivate permit and final all inspections

Owner - Adelheid Nieves

Code Enforcement Officer Delgado

**CE283093**

817 Tangier Street

Violation Description - Exterior paint without a color palette approval. Sec. 3-205 Zoning Code.

Remedy - Must obtain a color palette approval.

Owner - Z and Z Global Investments LLC

Code Enforcement Officer Delgado

**CE284737**

9440 Old Cutler Lane

Violation Description -

1. Sections 34-202 and 203 of the City Code, to wit: failure to register and maintain the Property, which is abandoned property in default of the mortgage [fines running against owner in case # CE281686-110218].
2. 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: installation of two sheds on the Property [fines running against owner in case # CE281686-110218].
3. Sec. 105-26 of the City Code and Section 105.4.1.1 of the Florida Building Code; to wit: allowing the building permit for renovation of Structure (permit # BL-15-01-0698) to expire on 11-13-17 [fines running against owner in case # CE276581-032618].
4. Sections 3-207 (D) of the City Zoning Code; to wit: failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; including, but not limited to, by failing to make active progress on permit BL-15-01-0698 and all subpermits for the Structure, which was issued on 10-07-15, and which expired on 11-13-17 [fines running against owner in case # CE276581-032618].

Remedy -

1. Register the Property and apply to re-open and pass final inspection on all required permits to complete the Structure on the Property.
2. Apply for, obtain, and pass final inspection on required after-the-fact permits to legalize or demolish all work done without a permit.
3. Apply to re-open and pass final inspection on all required permits to complete the

Structure.

4. Pass final inspection on permit BL-15-01-0698 and all subpermits for the Structure.

Owner - Juwan A Howard TRS JAH Revocable Trust

Code Enforcement Field Supervisor A. Garcia

**CE274717**

322 Viscaya Avenue

Violation Description - Garage enclosed without any record of approval and permit.

Remedy - Must obtain permit and inspections as needed.

Owner - Aldo Berti

Code Enforcement Field Supervisor A. Garcia

**CE286038**

216 Calabria Avenue

Violation Description - exterior work done without a permit, i.e., landscape gravel installation without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - 216 Calabria LLC

Code Enforcement Officer J. Garcia

**CE287251**

931 Andora Avenue

Violation Description - Permit number BL-17-05-1183 is expired.

Remedy - Renew expired permit or obtain a new permit and obtain all required inspections.

Owner - Aaron Talone & Josefina Farra Talone

Code Enforcement Officer Quintana

**CE286874**

90 Edgewater Drive #1123

Violation Description - Kitchen sink and kitchen cabinets installed without approval and permits. Two bathroom sinks installed without approval and permits. Tiling in the bathroom without approval and permits.

Remedy - Must obtain approval and permits for all items.

Owner - Antonio A Rodriguez & W Marisel

Code Enforcement Officer Quintana

**CE275551**

5410 Orduna Drive

Violation Description - Roof is dirty. City right-of-way does not have property ground cover.

Remedy - Roof needs to be cleaned. Must have ground cover. Options are grass, low non-woody landscape plants or decorative crushed stone. Permit from Public Works Department is required for the plants and crushed stone please contact them at (305) 460-5000.

Owner - Alejandro Perez Siam JTRS & Yleana Perez Siam JTRS

Code Enforcement Officer Quintana

**HISTORIC PROPERTIES****CE286634**

445 Alhambra Circle

Violation Description - Removal of decorative iron work. Installation of new decorative wood columns. Painted the front door light blue.

Remedy - Must obtain necessary permits and pass all inspections to close the permits.

Owner - Zachary Soto & Samantha Williams

Code Enforcement Officer Bermudez

**CE286332**

1109 Almeria Avenue

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Officer Delgado

**DISCUSSION ITEMS****ADJOURNMENT**