

# **City of Coral Gables**

*405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com*



## **Meeting Minutes**

**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**

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

**ROLL CALL**

- Present:** 6 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo
- Excused:** 1 - Board Member Guarch Jr.

**APPROVAL OF THE MINUTES**

Code Enforcement Board Minutes of August 21, 2019

**Attachments:** [August 21, 2019 Minutes](#)

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

- Yeas:** 6 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo
- Excused:** 1 - Board Member Guarch Jr.

**PUBLIC HEARING**

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

**Attachments:** [Expired Permit](#)  
[Permit expired - BL13060349 - 061319](#)  
[Property owner](#)  
[Code Enforcement Violation Warning signed](#)  
[Summons signed](#)  
[Permit expired - BL17081882 - 061319](#)  
[EXP CODE](#)  
[Notice of Violation signed](#)  
[Posting Pictures](#)  
[NOV Affidavit](#)  
[Summon Affidavit](#)  
[USPS Tracking \(NOV\)](#)  
[USPS Tracking \(SUM\)](#)  
[Expired Permits 101519](#)  
[Photos](#)

Found guilty, comply within 48 hours of the Board's Hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 6 - Vice-Chairperson Kakouris, Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr and Board Member Bucelo

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

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

- Attachments:** [Notice of Violation - 8-2-19 - Diana Kies SIGNED](#)  
[Notice of Violation - 8-2-19 signed](#)  
[Notice of Violation - 8-2-19 - Servicer \(SIGNED\)](#)  
[Summons](#)  
[NOV Affidavit](#)  
[Summons Affidavit](#)  
[USPS Tracking \(NOV\)](#)  
[UPSP Tracking \(SUM\)](#)  
[Posting Photos](#)  
[Property Owner](#)  
[Complaint Email](#)  
[Photos 062619](#)  
[Photos 101519](#)  
[MIN Code](#)

Agreed Order read into the record by City Attorney, Miriam Ramos.

**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:** 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

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

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

- Attachments:** [CE VIOLATION WARNING POSTING](#)  
[CE VIOLATION WARNING SIGNED](#)  
[NOTICE OF VIOLATION SIGNED OWNERSHIP](#)  
[SEPTIC TANK EXPIRED PERMIT](#)  
[USPS NOTICE OF VIOLATION](#)  
[CE VIOLATION WARNING AFFIDAVIT](#)  
[NOTICE OF VIOLATION AFFIDAVIT](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[EXP CODE](#)  
[PHOTOS](#)  
[SUMMONS TO APPEAR](#)

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

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

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

**Attachments:** [CE VIOLATION WARNING AFFIDAVIT](#)  
[CE VIOLATION WARNING POSTING](#)  
[NOTICE OF VIOLATION - AFFIDAVIT](#)  
[NOTICE OF VIOLATION - SIGNED](#)  
[NOTICE OF VIOLATION POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS POSTING \(1\)](#)  
[SUMMONS POSTING \(2\)](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[SUNBIZ](#)  
[VIOLATION PHOTO](#)  
[PERMIT LIST](#)  
[CE VIOLATION WARNING - SIGNED](#)  
[SUMMONS TO APPEAR](#)

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

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

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

**Attachments:** [Posting photo - NOV](#)  
[Posting photo - SUM](#)  
[Signed SUM with Certified Mail label](#)  
[Signed NOV with Certified Mail label](#)  
[Ownership - Miami-Dade County](#)  
[Prochamps - FLMIDA00175559 - Property Detail](#)  
[Affidavit of Posting - NOV](#)  
[Affidavit of Posting - SUM](#)  
[USPS - NOV](#)  
[USPS - SUM](#)  
[Violation photos](#)

Agreed to amended order read into the record by City Attorney, Miriam Ramos.

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

**Yeas:** 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

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

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

**Attachments:** [awning permit 2003](#)  
[Summons Affidavit 091718](#)  
[Summons Affidavit 122618](#)  
[Summons Posting 122618](#)  
[Summons Posting 091718](#)  
[Summons 091718](#)  
[CE VIO Affidavit 122917](#)  
[CE VIO 122917](#)  
[driveway 2003](#)  
[Email requesting extension](#)  
[Email complaint and follow up](#)  
[NOV 012918](#)  
[NOV Affidavit 013018](#)  
[USPS 8204](#)  
[Original plans](#)  
[Property Info](#)  
[CE VIO Posting 122917](#)  
[NOV Posting 013018](#)  
[Summons 101918](#)  
[WWP](#)  
[2003 P&Z Workshop - Enclosed Garages](#)  
[MDC Building Sketch View](#)  
[Summons Posting 072719 \(1\)](#)  
[Summons Posting 072719 \(2\)](#)  
[Violation Photos](#)  
[Summons 092619](#)  
[Summons Affidavit 092719](#)  
[USPS 4321](#)  
[USPS 4533](#)

Found guilty, comply with 12 months of Board's Hearing. \$150 daily fine to commence if no compliance. Administrative fee waived by the board. Status report every three months ordered by the Board.

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

**Yeas:** 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

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

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

**Attachments:** [Notice of Violation \(1\)-signed ownership](#)  
[photos](#)  
[Summons to appear](#)  
[Sunbiz](#)  
[Violation Warning-signed](#)  
[Coad board order posting](#)

Found guilty, comply within 60 days of the Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee 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:** 6 - Board Member Zoller, Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris and Board Member Bucelo

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

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

**Attachments:** [photos](#)  
[Ownership](#)  
[Expired permit](#)  
[Code EXP](#)  
[Code Enforcement Violation Warning](#)  
[Affidavit warning](#)  
[Cert Nov with USPS](#)  
[Affidavit nov](#)  
[Cert Summons with USPS](#)  
[Affidavit summons](#)  
[931 andora picture of property the day before hearing](#)

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



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

**Yeas:** 6 - Board Member Borbolla, Board Member Flanagan, Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Zoller and Board Member Bucelo

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

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

**Attachments:** [ownership](#)  
[violation pictures](#)  
[posting pictures](#)  
[warning notice signed](#)  
[affid 90 edgewater 1123 warning signed nov notice](#)  
[90 edgewater 1123 nov sent certified mail and copy of usps](#)  
[affid 90 edgewater 1123 nov](#)  
[summons notice signed](#)  
[affid 90 edgewater 1123 summons](#)  
[WWP code](#)

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

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

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

**Attachments:** [ownership](#)  
[warning notice signed](#)  
[affi 5410 orduna warning](#)  
[Nov notice signed](#)  
[affi 5410 orduna nov](#)  
[Summons notice](#)  
[affi 5410 orduna summons](#)  
[AB applied for on 10 14 2019 for painting roof](#)  
[violation photos on 10 15 2019](#)  
[violations photos original 2018](#)

Found guilty, comply within 90 days of the Board's Hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

Per chairperson, for Code Enforcement to research why bricks have not been installed by the City on the swale of this property.

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

## HISTORIC PROPERTIES

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

**Attachments:** [Code Enforcement Violation Warning signed](#)  
[Email - Kara Kautz](#)  
[Notice of Violation signed](#)  
[Property Owner](#)  
[Summons](#)  
[Photos](#)  
[Front entry before Violation](#)  
[NOV affidavit](#)  
[USPS Tracking\(NOV\)](#)  
[Summons Affidavit](#)  
[UPSP Tracking \(SUM\)](#)  
[WWP code](#)

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

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

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

**Attachments:** [CE VIOLATION WARNING AFFIDAVIT](#)  
[CE VIOLATION WARNING NOTICE](#)  
[CE VIOLATION WARNING POSTING](#)  
[EXP CODE](#)  
[EXPIRED PERMIT PRINT OUT](#)  
[NOTICE OF VIOLATION AFFIDAVIT](#)  
[NOTICE OF VIOLATION SIGNED](#)  
[NOV POSTING](#)  
[OWNERSHIP](#)  
[SUMMONS TO APPEAR AFFIDAVIT](#)  
[SUMMONS TO APPEAR POSTING \(1\)](#)  
[SUMMONS TO APPEAR POSTING \(2\)](#)  
[USPS NOTICE OF VIOLATION](#)  
[USPS FOR SUMMONS](#)  
[VIOLATION PHOTOS 10-15-19](#)  
[PERMIT 10-15-19](#)

Continued to CEB hearing scheduled for November 20, 2019 prior to hearing.

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

## **DISCUSSION ITEMS**

The Board members unanimously approved the Annual Report.

## **ADJOURNMENT**

Meeting adjourned by Chairperson, Andres Murai, Jr.