

City of Coral Gables

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



Meeting Minutes

Wednesday, July 16, 2025

8:30 AM

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

City Hall, Commission Chambers

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

Present: 4 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES

NOVI-25-06-1 1021 HARDEE RD
0793

Section 8-108. Demolition by neglect.

Demolition by neglect is any failure to comply with the minimum required maintenance standards of this Section, whether deliberate or inadvertent. The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

- A. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially;
- B. Deteriorated or inadequate foundations;
- C. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
- D. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
- E. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- F. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
- G. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering;

- H Any structure which is not properly secured and is accessible to the general public;
- I. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and
- J. The spalling of the concrete of any portion of the interior or exterior of the building.

Code Enforcement Officer Comments - The full name of the Respondent is Juan M. Delgado, Trustee, of the Juan M. Delgado Revocable Trust, u/a/d 09/04/07. Description of the violations: The property is in violation of Section 8-108 (1)(a) through (1)(j) of the City Zoning Code because you have partially demolished the two-story home on the Property ("Structure") by removing the roof of the ground story and portions of the second story roof and floor without adequately shoring up the Structure. You have abandoned the job site and progress is not being made. The shell of the Structure is substantially incomplete, and the lack of progress is affecting the safety of neighboring properties. As a result of its incomplete state, the Structure is not watertight and is exposed to the elements. You have not poured some of the new foundations or installed the Hambro joist system to support the Structure. You have removed or left the windows open and have removed the exterior doors. There are broken windows, cracks in the walls and there is spalling of the concrete. The existing components are deteriorating due to exposure and neglect.

Remedy - The following steps should be taken to correct the violation. Submit shoring plans signed and sealed by a licensed structural engineer for City approval within six (6) days of the posting of this notice; receive City approval and install shoring within fourteen (14) days of the posting of this notice; perform a structural evaluation of the existing components in their current state; meet with Building Official to discuss findings of evaluation; revise previously approved plans as needed to correct any deterioration that has occurred since previous permits were issued; and apply for and pass final inspection on all required permits to repair and restore the Structure.

Owner - Juan M. Delgado, Trustee

Code Enforcement Officer Luzarraga

A. Obtain approval for SHOP-25-07-1716, install, and pass final inspection on required shoring by Monday, July 21, 2025.

B. Immediately waterproof the property to prevent water intrusion to the adjacent structures.

C. Immediately perform a structural evaluation of the existing components in their current state; meet with the Building Official to discuss findings of evaluation; & revise previously approved plans to correct any deterioration that has occurred due to exposure to the elements.

D. When A, B, & C are completed, immediately renew all expired permits to repair and restore the Structure ('Permits').

E. Make substantial progress on the work pursuant to the permits and provide updates to the Building Official showing substantial progress every 30 days.

F. Pass final inspection on all Permits by January 14, 2026.

G. An immediate \$1 000 daily fine shall accrue until all permits to restore the structure have been closed.

H. The Code Enforcement Board finds that pursuant to 101-110 of the City Code that there is a present threat to public health, safety, and welfare and therefore authorizes the city to correct said violation by taking the actions in paragraphs 2(A) & 2(B), above. The property owner or other violator shall reimburse the city for the expenses incurred in correcting the violation. If the property owner or other violator does not reimburse the city for the cost of correction within 30 days of the date the city sends an invoice, then the city may lien the property with such costs, along with an administrative fee established in section 1-8 to recover administrative personnel service costs. The city shall have a special assessment lien that it may record in the public records of Miami-Dade County. The lien shall accrue interest at the maximum legal rate from the date of the city's invoice until the costs and administrative fee are paid. The city commission may authorize the city attorney to foreclose on the lien. Such lien shall have equal dignity with a tax lien.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-06-1 931 CATALONIA AVE
1010

Violation Description - Weather and watertightness - Sec. 105-250. -
Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - ***EMERGENCY - Safety Hazard*** Windows not accessible / operational for tenant(s).

Remedy - 72 hours notice, for all windows to be operational and the ability to open in all twelve (12) units.

Owner - BILTMORE APARTMENTS OWNER LLC or R/A:
CORPORATION SERVICE COMPANY

Code Enforcement Officer Martinez

Guilty / Repair all non-operational windows by July 31st, 2025. If cannot be repaired and need to be replaced apply for permit within 60 days and close or obtain permit within 90 days / \$250 Daily Running Fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-06-1 935 CATALONIA AVE
1012

Violation Description - Weather and watertightness - Sec. 105-250. -
Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - Code Enforcement Officer
Comments: ***Emergency - Safety Hazard *** Windows not accessible/
operational for tenants(s).

Remedy - 72 hours notice, for all windows to be operational and the ability to open in all twelve (12) units.

Owner - BILTMORE APARTMENTS OWNER LLC or R/A:
CORPORATION SERVICE COMPANY

Code Enforcement Officer Martinez

Guilty / Repair all non-operational windows by July 31st, 2025. If cannot be repaired and need to be replaced apply for permit within 60 days and close or obtain permit within 90 days / \$250 Daily Running Fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-03-9 3406 GRANADA BLVD
401

Violation Description - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article.(Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Pruning three (3) city trees.

Remedy - Obtain all necessary (After the fact) permits as per Chapter 82-29(a) - for pruning three (3) city trees on ROW. Contact Coral Gables Greenspace and Landscaping Reviewer/ Inspector for any additional requirements.

Owner - ODILON PINHEIRO DE ALMEIDA JR

Code Enforcement Officer Martinez

Guilty / \$100 per tree improperly pruned, \$300 total / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-04-9 2525 INDIAN MOUND TRAIL
787

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 - Exterior work without permit(s), including but NOT limited to: awnings, artificial turf (grass) in the backyard, painting exterior back walls (color palette approval reqd), and possible interior work.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - DOLCE MARKETING CORP INC or R/A: SILVIO GALVEZ
LAVENDER DIAMOND GROUP

Code Enforcement Officer Martinez

Guilty / 60 days to obtain and close permit(s) / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-04-9 3807 DURANGO ST
725

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 - Front door in disrepair (does not close), roof in disrepair with grown vegetation, walkway cracked and dirty, driveway asphalt cracked, weeds and dead vegetation overall backyard, CBS wall is partially discolored.

Remedy - Clean and maintain Front door that is in disrepair, clean and maintain roof that is in disrepair with growing vegetation, repair the walkway which is cracked and dirty, repair driveway asphalt which is cracked, remove weeds and dead vegetation in backyard of the property, and the CBS wall is partially discolored and needs to be clean and maintained.

Owner - GUY JUNGER

Code Enforcement Officer Martinez

Guilty / 30 days to clean the property and vegetation / 60 days to obtain and close repair permit(s) / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-04-9 5821 JASMINE LN
864

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 - Improper pruning of city Black Olive tree city Right Of Way; IE Topping.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for cutting city tree On Right Of Way, must submit a certified arborist report as to the viability of tree and any prescription necessary. Contact Public Works green space for additional requirements 305-460-5000.

Owner - HELEYDE C GOLDEN TRS

Code Enforcement Officer Vilato

Guilty/ \$500 for single tree improper pruning / 30 days to obtain and close the after the fact pruning permit. \$150 daily running fine thereafter/ \$108.75.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-24-04-6 1130 SAN PEDRO AVE
614

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 rain gutters without a permit.

Remedy - Comply with Section 14-202.8 Must obtain an after the fact permit for rain gutter installation.

Owner - GEORGE P SPILLIS & W SHARON A

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was Complied prior to hearing

NOVI-24-08-8 460 COSTANERA RD
287

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 - Driveway is in disrepair.

Remedy - Must repair driveway. Must obtain all permits and approvals to complete work.

Owner - DAMARYS E VEGA

Code Enforcement Officer Vilato

Guilty / 60 days to obtain and close permit(s) / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-05-1 12631 RAMIRO ST
0509

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 - Improper cut live oak tree city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain an after the fact permit for Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 305-460-5000.

Owner - LOUIS TOLEDO

Code Enforcement Officer Vilato

Guilty / \$2000 fine including additional costs for tree replacement / Obtain and Close After-the-Fact tree pruning permit / Administrative Fee \$108.75.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-05-1 **8245 LOS PINOS CIR**
0100

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 - Cut two city Live Oak trees on the right of way without a permit.

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

Owner - F ALFREDO PELLAS &W THERESA

Code Enforcement Officer Vilato

Guilty / 30 day to obtain and close After-the-Fact permit tree pruning permit / \$150 daily running fine thereafter/ \$500 fine per city tree, totaling \$1000 / \$108.75 Administrative Fee comply by 8/14/2025.

Yeas: 4 - Board Member Correa,Chairperson Murai Jr,Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr.,Board Member Flanagan and Board Member Bucelo

NOVI-25-03-9 240 COSTANERA RD
485

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 - Installing electrical in pool and associated equipment. IE lighting and pump.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits. RED TAGGED.

Owner - Manuel A Varas & Mirtha Varas

Code Enforcement Officer Vilato

**Guilty / 60 days to Obtain and Close work permit(s) / \$150 daily running fine thereafter /
\$108.75 Administrative Fee.**

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-24-10-8 **919 PLACETAS AVE**
426

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, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - EXPIRED PERMIT,
POSP-23-11-0419, "NEW 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.

Owner - 919 PLACETAS AVE LLC

Code Enforcement Officer Lugo

Guilty / 30 days to reactivate permit and close / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-25-02-9 905 TANGIER ST
312

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 105.4.1.1 - 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, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - WORK WITHOUT A PERMIT, INCLUDING BUT NOT LIMITED TO, INTERIOR ALTERATIONS, ELECTRICAL, MECHANICAL, PLUMBING, INSTALLATION OF WINDOWS AND FRONT DOOR, INSTALLATION OF TILE AT PORCH AND FRONT STEPS.

Remedy - CEASE AND DESIST ALL UNPERMITTED WORK, MUST OBTAIN ALL NECESSARY PERMITS.

Owner - VISIONARY INVESTOR LLC

Code Enforcement Officer Lugo

Guilty / Immediate running fine of \$250 per day / Obtain and close all necessary work permits / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-24-03-5 905 TANGIER ST
871

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: REPAIR OR PLACE FRONT PORCH STEPS, WALKWAY, DRIVEWAY RIBBONS IN DISREPAIR, ROOF IN NEED OF CLEANING, PROPERTY WALLS IN NEED OF CLEANING OR TOUCH UP OF PAINT, VEGETATION OVERGROWN.

Remedy - PLEASE OBTAIN PERMIT TO REPAIR OR REPLACE FRONT PORCH STEPS, WALKWAY, DRIVEWAY, RIBBONS IN DISREPAIR, ROOF IN NEED OF CLEANING, PROPERTY WALLS IN NEED OF CLEANING OR TOUCH UP OF PAINT, VEGETATION OVERGROWN.

Owner - VISIONARY INVESTOR LLC

Code Enforcement Officer Lugo

Guilty / 30 days to Obtain and Close Repair or Replacement Permit(s) for porch steps, walkway, & driveway ribbons / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-24-07-8 2051 LE JEUNE RD
209

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, § 6026; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957).

Code Enforcement Officer Comments - EXPIRED PERMITS
"ELEC-23-10-1837", " REPLACE ELEVATOR DISCONNECTS"
"BLDB-22-05-0760 Reroof Flat".

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 : Development Services at 305-460-5245 /
developmentservices@coralgables.com.

Owner - CORAL GABLES DOWNTOWN HOTEL LTD

Code Enforcement Officer Lugo

Guilty / 30 days to Obtain & Close permit(s) / \$250 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

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/
developmentsservices@coralgables.com

Owner - C AND D 5455 LLC

Code Enforcement Officer Lugo

Guilty / 14 day to reactivate / \$150 daily running fine / \$108.75 administrative fee.

Yeas: 4 - Board Member Correa,Chairperson Murai Jr,Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr.,Board Member Flanagan and Board Member Bucelo

CONTINUED 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) 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: MINIMAL HOUSING - House paint is discolored, dirty walkway, dirty driveway, dirty sidewalk, CBS wall is discolored, garage door is rotted needs repair, roof is in disrepair needs restoration (BLUE TARP).

Remedy - MINIMAL HOUSING - House walls are discolored and need to be cleaned and maintained, clean and maintain walkway, clean and maintain driveway, clean and maintained sidewalk as they are dirty and with mold, clean and maintenance CBS wall which is discolored, repair or restore garage door, repair or restore roof. (Contact the PERMITS DEPARTMENT - email applications@coralgables.com or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s). (Contact the PERMITS DEPARTMENT - email applications@coralgables.com or call (305) 460-5245 MUST obtain all necessary approved and finalized permit(s).

Owner - Ronald Thompson & W Linda

Code Enforcement Officer Martinez

Guilty / 90 days to obtain and close permit(s) for roof repair, removal of tarp, clean walkway, driveway, sidewalk and CBS wall / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-23-09-3 931 RODERIGO AVE
248

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: Tarp remaining on roof, without roofing permit.

Remedy - Must obtain a roof permit to repair or re-roof. If permit is not approved *MUST* remove tarp.

Please contact ** - Development Service, Permit Division 427 BILTMORE Way, 1st Floor, Coral Gables, FL 33134. Tel-305-460-5245; developmentsservices@coralgables.com. **Case is from 2023.

Owner - Jacqueline S. Durand

Code Enforcement Officer Martinez

Guilty / 120 days to obtain and close roof repair permit and remove tarp / \$150 daily running fine thereafter / \$108.75 Administrative Fee.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

NOVI-24-09-8 1131 SUNSET DR
318

Violation Description - Landscaping - General Requirements - Maintenance - Section 6-103. A. All landscaped areas, including the swale or planting area in the public right-of-way, shall be maintained in good condition by the abutting property owner to present a healthy, neat, and orderly appearance, such that landscaping is permitted to mature to the required size and intended aesthetic benefit. B. All planting areas shall be kept free from refuse and debris. C. All plant material located within triangles of visibility required pursuant to Section 10-106, shall be kept clear of visual obstructions between the height of two (2) feet and six (6) feet above the established grade. D. If any plant material expires or is degraded through any means such that the plant materials can no longer satisfy the requirements of this Article, the plant materials shall be replaced with the same landscape material or a City approved substitute. E. Trees shall be pruned in the following manner: I. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. II. Removal of dead wood, crossing branches, weak or insignificant branches, and suckers shall be accomplished simultaneously with any reduction in crown. III. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning. IV. Lifting of branches or tree thinning shall be completed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree. V. No more than one-third (1/3) of a tree's living canopy shall be removed within a three (3) year period. Trees shall be pruned according to the current ANSI A300 Standards and the Miami-Dade Country Landscape Manual. At no time shall trees be maintained such that the plant material is thwarted from achieving its intended mature size. VI. Hatracking of trees shall be prohibited.

Code Enforcement Officer Comments - Missing ground cover on city swale.

Remedy - Comply with Section 6-103, Section A. Maintenance, Sub-section 5. Must install ground cover on city swale; IE Sod. Or other approved ground cover with a permit/approval from Public works.

Owner - JAMES BORJA &W

Code Enforcement Officer Vilato

Continued at hearing. 60 days to continue cooperation with city officials and bring into compliance.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

HISTORIC CASES

[NOVI-23-03-1](#) **737 MINORCA AVENUE** [859](#)

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: Dirty walls, dirty walkway driveway and sidewalk. Missing paint on walls and wooden porch enclosure.

Remedy - Must clean walls, clean walkway, driveway and sidewalk, must paint sections of property where paint is missing with paint to match existing color. Must obtain all necessary permits and inspections.

Owner - David Rodriguez

Code Enforcement Officer Delgado

This Code Enforcement Board Violation was continued prior to hearing.

**NOVI-25-01-8 5125 RIVIERA DR
724**

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 - WORK WITHOUT A PERMIT, INSTALLATION OF POOL.

Remedy - MUST OBTAIN AFTER THE FACT PERMIT, CALL FOR INSPECTIONS, AND CLOSE PERMIT, OR REMOVE.

Owner - MIROSALV MANDZO TRS

Code Enforcement Officer Lugo

This Code Enforcement Board Violation was continued prior to hearing.

STATUS CASES**DISCUSSION ITEMS**

August 2025 Code Enforcement Board Hearing cancelled.

Yeas: 4 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris and Board Member Cruz

Excused: 3 - Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Bucelo

ADJOURNMENT**NOTE**