

# City of Coral Gables

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



## Agenda - Final Revised

Wednesday, October 17, 2018

8:30 AM

City Hall, Commission Chambers, 405 Biltmore Way, Coral  
Gables, FL 33134

### 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**

[18-7919](#) Code Enforcement Board Minutes of July 18, 2018

**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

[CE268568](#) 310 Alesio Avenue

Extension of Time Request - First request. Case was heard at the Code Enforcement Board hearing on 4/18/2018. The property was found guilty with 90 days to comply or a \$150 per day fine thereafter; administrative fee waived by the Code Enforcement Board.

Violation Description - Dirty roof and walls.

Remedy - Must clean roof and paint walls of home. Color approval must be obtained from Board of Architects prior to painting.

Owner - Ingrid Paz De La Torre

Code Enforcement Officer Correa

[CE278415](#) CASE CONTINUED - 2850 Douglas Road

Violation Description - Perimeter walls and tile entry way are dirty. Update: Painted floor tiles in entry way, and wall on south side still in need of patching/painting.

Remedy - Must clean all dirty walls and tile entryway. Update: Must obtain permit for patch/paint wall at south side, and for replacing damaged floor tiles and entry way as well as painting floor tiles at entryway.

Owner - LLNI LLC

Code Enforcement Officer Correa

[CE275626](#) CASE CONTINUED - 2615 Ponce de Leon Boulevard (Mailing Address: 2611 Ponce De Leon)

Violation Description - Awning in disrepair at Pascal's on Ponce located at 2611 Ponce De Leon Boulevard.

Remedy - Obtain awning repair permit, replace awning fabric, and pass all inspections to close out permit.

Owner - Kerdyk Properties II LLC c/o William Kerdyk

Code Enforcement Officer Correa

[CE274356](#) 5877 Ponce de Leon Boulevard

Extension of Time Request - First request. Case was heard at the Code Enforcement Board hearing on 3/21/2018. The property was found guilty with 30 days to comply or a \$250 per day fine thereafter and an administrative fee of \$108.75.

Violation Description - Interior alterations to Dominos Pizza without approval and permit, working overnight, and placing trash & debris in alley.

Remedy - Must obtain necessary permits, cease all work at night, and pass all required inspections.

Owner - Windsor Investments 5877 Ponce De Leon LLC

Code Enforcement Officer Correa

[CE278275](#) CASE CONTINUED - 2903 Salzedo Street

Violation Description - Building in need of maintenance.

Remedy - Must clean walls and/or paint as needed (if painting must obtain permit), and remove all weeds from perimeter of building.

Owner - 2903 Salzedo St LLC

Code Enforcement Officer Correa

[CE275935](#) 318 Viscaya Avenue

Violation Description - See attached Cease & Desist letter from Alex Palenzuela, Esq.

Remedy - See attached Cease & Desist letter from Alex Palenzuela, Esq.

Owner - Ruben Nasio

Code Enforcement Officer Correa

[CE274717](#) CASE CONTINUED - 322 Viscaya Avenue

Violation Description - Garage enclosed without any records of approvals and permit.

Remedy - Must obtain permit and inspections as needed.

Owner - Aldo Francisco Berti

Code Enforcement Officer Correa

[CE275772](#) 1051 San Pedro Avenue

Extension of Time Request - First request. Case was heard at the Code Enforcement Board hearing on 5/16/2018. The property was found guilty with 60 days to comply or a \$150 per day fine thereafter and an admin fee of \$108.75.

Violation Description - Commenced working on waterway including installation of wood fenders and dock piling prior to obtain the required Class I Permit from DERM and Public Works Department.

Remedy - Obtain necessary approvals and permit or all work must be removed.

Owner - 1051 San Pedro Holdings LLC

Code Enforcement Officer A. Garcia

CE275070 20 Calabria Avenue

Violation Description - Dirty and/or broken decorative keystone and dirty walls. Broken electrical tree lights and graffiti on parking lot stairwell entrance door.

Remedy - Clean and repair all decorative keystone, clean walls, repair tree lights, remove all graffiti. Must obtain all necessary permits and inspections.

Owner - Villa Calabria Condominium Association, Inc. / V.P. Maria R. Zogaib

Code Enforcement Officer J. Garcia

CE277885 CASE CONTINUED - 145 Madeira Avenue

Violation Description - Broken Awnings

Remedy - Repair awnings

Owner - Madeira LLC

Code Enforcement Officer J. Garcia

CE277850 COMPLIED - 102 Menores Avenue

Violation Description - Laminate floor installed without a permit. Power meter enclosure in first floor hallway built without a permit. Washer and dryer installed without a permit. Termite infestation throughout building .

Remedy - Must obtain all necessary permits and inspections. Must remove termite infestation.

Owner - San Bernardo Investment LLC

Code Enforcement Officer J. Garcia

CE277362 12 Phoenetia Avenue

Violation Description - Minimum housing, Property was cited for several issues but only violation remaining is the broken asphalt on driveway and parking area in the rear.

Remedy - Repair driveway and parking area

Owner - Gustavo Duque

Code Enforcement Officer J. Garcia

CE278512 330 Ponce de Leon Boulevard

Violation Description - Work done without a permit. Second kitchen installed without a permit. Kitchen remodeled without a permit, Central A/C replaced without a permit. Mini split A/C installed without a permit.

Remedy - Must obtain all necessary permits and inspections

Owner - 330 Ponce de Leon LLC

Code Enforcement Officer J. Garcia

CE277304 CASE CONTINUED - 3511 Alhambra Circle

Violation Description - PWP Violation CC 62-84 - Maintaining low hanging plants on public right-of-way which exceeds 24 inches in height and exceeds the 3ft permitted radius surrounding City tree without a Public Works Department permit.

Remedy - Must cut back low hanging plants 3ft from public street and keep all plants within the permitted 3ft radius around city trees. If owner wants to maintain plants outside the 3ft radius, owner must apply for permit with the Public Works Department. Must trim all plants below 24 inches in height, this includes plants growing on trees.

Owner - 3511 Alhambra LLC

Code Enforcement Officer Paz

[CE278003](#) 535 Caligula Avenue

Violation Description - MIN CC 105 - Sections of wall in backyard of property has collapsed and is in disrepair.

Remedy - Must repair wall in rear of property. Must seek all necessary permits and inspections prior to commencing work.

Owner - Sean Coutts

Code Enforcement Officer Paz



CE279280

## 11 E. Edgewater Drive

Violation Description -1. Secs. 34-202 and 203 of the City Code, to wit: Failure to maintain, as set forth herein, vacant Property.

2. Sec. 105-26 of the City Code, Sec 105.1 of the Florida Building Code, and Sec. 3-207 of City Zoning Code, to wit: Plumbing work without a permit.

3. Sec. 105-29 of the City Code, to wit: Failure to maintain a commercial by allowing the exterior building surfaces to become dirty and paint and walls and fascia and soffits to become chipped, pitted, cracked, discolored, or to peel or fade.

4. Secs. 105-219, 105-221, 105-227, 105-340, and 105-341 of the City Code, to wit: Failing to adequately maintain the plumbing systems so as to allow an accumulation of wastewater/sewage on the exterior of the structure.

5. Secs. 105-255 and 105-278 of the City Code, to wit: The Structure's walls are dirty and the paint on the fascia is chipped, pitted, cracked, discolored, or is peeling or fading.

6. Secs. 105-221, 105-340, and 105-341 of the City Code, to wit: Failure to maintain plumbing as to cause leaks of water and sewage within the structure.

7. Secs. 105-250, 105-253, 105-254, 105-255, 105-278, and 105-341 of the City Code, to wit: Soffit vents are damaged and lack screens to keep out vermin.

8. Secs. 105-281 and 105-427 of the City Code, to wit: Insect (German cockroach) infestation inside the Structure.

Remedy - 1. Apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property.

2. Apply for, obtain, and pass final inspection on required after-the-fact permit to repair and legalize or demolish all plumbing work done without a permit, as applicable.

3. Clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint Structure, as required.

4. Apply for, obtain, and pass final inspection on all required permits to repair plumbing and remove any accumulated wastewater/sewage.

5. Clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint structure, as required.

6. Apply for, obtain, and pass final inspection on all required permits to repair plumbing.

7. Repair soffits and install screen in soffit vents.

8. Fumigate, install screen in soffit vents, and take all other required action to eliminate the insect infestation.

Owner - Edgewater Fifty One Inc

Code Enforcement Officer Paz

[CE273776](#) 108 Oak Avenue

Violation Description - WWP Violation CC 105-26 & Florida Building Code 105.1 - Windows and doors installed without permits.

Remedy - Must obtain permit and approval or remove.

Owner - Jun Liang

Code Enforcement Officer Paz

[CE276350](#) 30 E. Sunrise Avenue

Violation Description - Exterior Violation ZN 3-208 - Walled enclosure being built around pumps on side of property without a permit.

Remedy - Must cease all exterior construction taking place at property. Must seek all necessary permits and inspections for walled enclosure around pumps on side of property.

Owner - Jonathan S. Taylor & Maria N. Tejeda

Code Enforcement Officer Paz

[CE276604](#) CASE CONTINUED - 702 Tibidabo Avenue

Violation Description - MIN Violation CC 105 - Roof, windows and walls throughout both front, side and rear of property are dirty. Walkway to front door dirty as well as steps of front porch are also dirty.

Remedy - Must clean roof, windows and walls throughout property. Must clean walkways and steps leading up to front door.

Owner - Nestor F Machado Jr.

Code Enforcement Officer Paz

[CE273991](#) 1540 Algardi Avenue

Status Report - Case was heard at the Code Enforcement Board hearing on 3/21/2018. The property was found guilty with 60 days to comply or a \$150 per day fine thereafter; administrative fee waived by the Code Enforcement Board. 120 day extension of time granted at the Code Enforcement Board hearing on 7/18/18.

Violation Description: Roof, walls, porch, walkway, benches, decorative lions and light post are dirty and or discolored. Pool pump is making a loud noise.

Remedy: Need to clean and/or paint. Painting will require approval. Pool pump will need repairs and need to obtain necessary permits.

Owner: Est of Alicia Maria Menendez

Code Enforcement Officer Sheppard

*Legislative History*

7/18/18 Code Enforcement Board Granted extension of time  
Board Motion: 120 day extension of time granted (update in 60 days) to clean or replace roof.

[CE270721](#) 1450 Baracoa Avenue

Extension of Time Request - First request. Case was heard at the Code Enforcement Board hearing on 3/21/2018. The property was found guilty with 120 days to comply or a \$150 per day fine thereafter; administrative fee waived by the Code Enforcement Board.

Violation Description - Garage door, fascia and roof are in disrepair.

Remedy - Need to make repairs and obtain permits.

Owner - Standford Peter Birnholz Tr & Standford P. Birnholz (Ben)

Code Enforcement Officer Sheppard

**CE279397** 4120 Santa Maria Street

Violation Description - Fallen leaves and dead vegetation on the roof, property is not registered, walkway and chimney are dirty and plant containers, etc., are on the porch and in the rear yard.

Remedy - Remove fallen leaves and dead vegetation from the roof. Register the property and maintain the property as set forth herein. Clean walkway and chimney and apply for, obtain and pass final inspection on color pallet to structure as required. Remove the plant containers on the porch and in the rear yard.

Owner - John Motion

Code Enforcement Officer Sheppard

**DISCUSSION ITEMS****ADJOURNMENT****NOTE**

*Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.*

*Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.*

*Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.*