

City of Coral Gables

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



Meeting Minutes

Wednesday, October 17, 2018

8:30 AM

City Hall, Commission Chambers

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: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

APPROVAL OF THE MINUTES

A motion was made that this motion be Approved. The motion passed by an unanimous vote.

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[18-7919](#)

Code Enforcement Board Minutes of July 18, 2018

PUBLIC HEARING

[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

The Board granted a 180-day extension of time to comply with the violations.

This Code Enforcement Board Violation was Granted extension of time

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

This Code Enforcement Board Violation was Continued prior to hearing

[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

This Code Enforcement Board Violation was Continued prior to hearing

[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

The Board denied an extension of time to comply with the violations.

This Code Enforcement Board Violation was Denied extension of time

Yeas: 7 - Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

This Code Enforcement Board Violation was Continued prior to hearing

[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

An agreed order was approved by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

This Code Enforcement Board Violation was Continued prior to hearing

[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

90 day extension of time granted by the Board to comply with the violations.

This Code Enforcement Board Violation was Granted extension of time

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

Owner was found guilty, 90 days to comply with violations, \$250 per day

fine thereafter if no compliance, \$108.75 Administrative Fee incurred.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

CE277885

CASE CONTINUED - 145 Madeira Avenue

Violation Description - Broken Awnings

Remedy - Repair awnings

Owner - Madeira LLC

Code Enforcement Officer J. Garcia

This Code Enforcement Board Violation was Continued prior to hearing

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

This Code Enforcement Board Violation was Complied prior to hearing

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

Case continued by the Board.

This Code Enforcement Board Violation was Continued

Yeas: 7 - Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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

30 days to apply for permit(s), 90 days to obtain permit(s), 180 days to finalize permit(s), \$150 per day fine thereafter if no compliance, \$108.75 Administrative Fee incurred.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr., Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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

This Code Enforcement Board Violation was Continued prior to hearing

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

Owner was found guilty, 30 days to apply for permit, 90 days to finalize permit, \$150 per day fine thereafter if no compliance, \$108.75 Administrative Fee incurred.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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

Agreed order approved by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

Continued for 90 days by the Board, City to assign appropriate staff to assist homeowner with the permitting process.

This Code Enforcement Board Violation was Continued

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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. Tejada

Code Enforcement Officer Paz

Owner found guilty, 90 days to obtain permit or demolish structure. If permit is obtained, 90 days from the date of permit issuance to finalize the permit. \$150 per day fine thereafter if no compliance, \$108.75 Administrative Fee incurred.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

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

This Code Enforcement Board Violation was Continued prior to hearing

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

Status report provided by the owner. Compliance deadline is November 18, 2018.

[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

Retroactive extension of time granted. The owner has 30 days from the date of the Hearing to obtain a contractor. Status report in 30 days.

This Code Enforcement Board Violation was Granted extension of time

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

[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

Agreed order approved by the Board.

This Code Enforcement Board Violation was found Guilty

Yeas: 7 - Chairperson Murai Jr, Vice-Chairperson Kakouris, Board Member Guarch Jr., Board Member Zoller, Board Member Borbolla, Board Member Flanagan and Board Member Bucelo

DISCUSSION ITEMS

The Board members requested the November meeting date be changed as it was scheduled during Thanksgiving week. The Hearing has been re-scheduled for Wednesday, November 28, 2018.

ADJOURNMENT

Hearing was adjourned by Chairperson, Andres Murai, Jr.