

# City of Coral Gables

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



## Meeting Minutes

Wednesday, October 20, 2021

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 Maria Cruz*  
*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:** 5 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

**APPROVAL OF THE MINUTES**

Meeting Minutes of September 15, 2021.

**PUBLIC HEARING****NEW CASES**

15 Tahiti Beach Island Rd

Violation Description - Permit #94120043 Pool/Spa is expired.

Remedy - Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 [jpino@coralgables.com](mailto:jpino@coralgables.com) for assistance.

Owner - Bhavana Janak Shah

Code Enforcement Officer - Quintana

Found guilty. Comply within 30 days of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

930 Malaga Avenue

Violation Description - Driveway with gravel without approval and/or permit.

Remedy - Obtain "after the fact" permit for existing driveway or remove.

Owner - Christopher Barnett Eleanor Barnett

Code Enforcement Officer Lynn Schwartz

Found guilty. Remove gravel and re-sod within 30 days of 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 Board Member Flanagan, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Flanagan, Board Member Guarch and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

37 Majorca Avenue, Unit 501

Violation Description - The following permits have been placed on hold by the Building Dept. : BL-19-10-5499, PL-19-11-4760, EL-19-10-5504 & BL-20-10-7252.

Remedy - Must apply for a change of contractor to takeover and complete work. Final all inspections and final permit.

Owner - Oliver De Abreu & Maria Gabriela Penaloza

Code Enforcement Officer Delgado

Withdrawn

3510 Granada Blvd

Violation Description - Building permit BL-15-09-4139 (\*CHANGE OF CONTRACTOR\* 1 STORY ADDITION) & ME-12-11-0217 are expired.

Remedy - Must reactivate master permit. Must call all inspections including sub-permits to finalize the master permit.

Owner - NIBERTO L MORENO & GILDA P MORENO

Code Enforcement Officer Vilato

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

1133 Mariana Ave

Violation Description - Installation of chain link fencing without required permit. Wood gate on front west side without permit.

Remedy - Must obtain "after the fact" permits.

Owner - John Michael Register

Code Enforcement Officer Lynn Schwartz

Found guilty. Comply within 30 days of 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 Board Member Guarch, seconded by Board Member Zoller, that this matter be found Guilty. The motion passed by the following vote.**

**Yeas:** 5 - Vice Chair Kakouris, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

585 Arvida Pkwy

Violation Description - Expired permits 06010376 for BALCONY (533 SF), SUN DECK (615 SF), INT. TILE, RAILINGS and for METAL FENCE W/ GATES, GENERAL REPAIRS and work has not been finalized in over a year after commencement.

Remedy - Must reactivate permits, call in for inspections and final perms out.

Owner - Jose Alberto Espinosa Maria Elena Espinosa

Code Enforcement - Officer Quintana

**This Agenda Item was Complied prior to hearing**

3804 Ponce de Leon Blvd

Violation Description - Dirty roof Dirty walkway

Remedy - Must clean roof and clean walkway

Owner - Edith Patterson

Code Enforcement Officer J Garcia

Found guilty. Comply within 30 days of Board's hearing. \$150 daily fine to commence of no complinace. Administrative Fee of \$108.75 assessed by the Board.

5200 SW 8 Street

CEB 10-20-2021 Continued by the Board to hearing scheduled on November 17, 2021.

Violation Description - Agreed order not being followed/ Clusia hedge is not 8 feet.

Remedy - Replant along back street / San Miguel / 8 ft high Clusia plants/ as agreed order with city states.

Owner - North Gables Building LLC

Code Enforcement Officer Schwartz

Continued to November Hearing scheduled on November 17, 2021.

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

**Yeas:** 5 - Vice Chair Kakouris, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

1250 S Dixie Highway

Violation Description - Illuminated Wall Sign placed without permit being approved/issued. (I:E BANFIELD PET HOSPITAL)

Remedy - Obtain necessary approval, permits and all required inspections from the building department.

Owner University Shopping Center LLP

Code Enforcement Officer Roman

Found guilty. Comply within 30 days of Board's hearing. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

13050 Mar St

Violation Description - Decorative fountain installed without approval and permits include plumbing.

Remedy - Obtain approval and permits for the fountain, to include plumbing work or must be removed.

Owner - David Padron

Code Enforcement Officer - Quintana

Found guilty. Comply by applying for permit or removing fountain within 30 days of Board's hearing or pay \$150 daily fine. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 5 - Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

323 Navarre Ave.

Violation Description - walls are dirty and missing paint, dirty and broken decorative keystone, awnings are dirty and in disrepair, broken and dirty perimeter concrete wall. beauty salon parking area asphalt is broken and area is missing parking space lines.

Remedy - Must clean and correct paint on all exterior walls, Must clean and repair all decorative keystone, must clean and repair all awnings, must clean and repair perimeter concrete wall. must clean and repair beauty salon parking area and restripe parking spaces. Must obtain all necessary permits and inspections.

Owner - THE GALLERY PLAZA CONDOMINIUM ASSOCIATION, INC

Code Enforcement Officer- J Garcia

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

5577 Arbor Ln

Violation Description - Roof, steps and exterior walls are all dirty and/or discolored.

Remedy - Roof, steps and exterior walls all need to be cleaned and/or painted. Might require permits.

Owner - T AND C INC

Code Enforcement Officer - Quintana

Found guilty. Comply within 15 days of Board's hearing. \$150 daily fine to commence if not compliance. Administrative Fee of \$108.75 assessed by the Board.

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

**Yeas:** 5 - Vice Chair Kakouris, Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

437 Vilabella Avenue

Violation Description - Wintegrate permit #94040045 (POOL ONLY) is expired.

Remedy - Must reactivate permit and call all inspections to close permit.

Owner - ALBERTO BERNAL & W MAGALY

Code Enforcement Officer Bermudez

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

177 Vera Ct

Violation Description - Permit #97010252 Pool/Spa is expired.

Remedy - Need to re-activate the permit, call for open inspections and close the permit. You may contact Jorge Pino/Mobil Permitting at (305) 460-5272 [jpino@coralgables.com](mailto:jpino@coralgables.com) for assistance.

Owner - Julio Del Rey Jr & W Marilda

Code Enforcement Officer- Quintana

Case closed on the record

**This Code Enforcement Board Violation was Dismissed**

1006 Monterey St

Violation Description - Installation of driveway and awnings without required permit.

Remedy - Must obtain "after the fact" permits for the installed driveway / including the approach, and the installed brown awnings.

Owner - Abraham Reyes

Code Enforcement Officer Lynn Schwartz

Found guilty. Comply within 30 days of Board's hearing by applying and obtaining permit. \$150 daily fine to commence if no compliance.  
Administrative Fee of \$108.75 assessed by the Board.

#### **NEW HISTORIC CASES**

130 Miracle Mile

Violation Description - Dirty keystone, Pizza rev sign on property when business has closed.

Remedy - Must clean keystone and remove Pizza Rev sign. Must obtain all necessary permits and inspections.

Owner - GLORIA B SILVER & LEO SILVER TRS

Code Enforcement Officer J.Garcia

Found guilty. Comply within 30 days of Board's hearing by cleaning keystone and removing sign. \$250 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

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



**Yeas:** 5 - Board Member Flanagan, Board Member Guarch, Chairperson Murai Jr, Vice Chair Kakouris and Board Member Zoller

**Excused:** 2 - Board Member Borbolla and Board Member Cruz

## **CONTINUED CASES**

6808 San Vicente Street

CEB 9-15-2021 - G/30/\$150/\$108.75 admin fee. Comply by 10-15-2021 to submit for permit or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation - Zoning Code - Article 3, section 3-208. Interior construction, alterations, and/or repairs without necessary approval and permit(s).  
- City Code - Chapter 105, section 105-26, F.B.C.- section 105.1  
Work done without a permit.

Remedy - Performed interior work without approval or permits

Owner - DGK Property Holdings LLC

Code Enforcement Officer Roman

Found guilty. Comply within 14 days of Board's hearing. \$150 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board.

24 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have approval and permit.

Remedy - Must obtain permit and approval or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued**

28 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval and permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued**

44 Zamora Avenue

CEB 10-20-2021 - Continued from 9-15-2021

CEB - 9-15-2021 - Continued

Violation Description - Temporary chain link fence does not have an approval or permit.

Remedy - Must obtain approval and permit or remove.

Owner - TWJ Zamora LLC

Code Enforcement Officer Delgado

**This Code Enforcement Board Violation was Continued**

5401 Maggiore Street

CEB 11-17-2021 - Request to be heard on removal of lien

CEB 10-20-2021 - Continued from 9-15-2021 - Hold off on Lien

CEB - 9-15-2021 - Request to be heard on Notice of Intent to Lien

CEB 11-18-2020 - G/30/\$150/\$108.75. Comply by re-activating and closing out permit(s) by 12/18/2020 or pay \$150 per day thereafter, \$108.75 admin fee.

Violation Description - Permit# BL11085147 & all attached sub-permits expired.

Remedy - Must re-activate expired permit(s), complete necessary work and all required inspections.

Owner - Jose A Segrera & W Elaine

Code Enforcement Field Supervisor A. Garcia / Code Enforcement Officer Roman

Current Order from CEB 11-18-2020 stands. No Order

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

437 Vilabella Avenue

Violation Description - Wintegrate permit #94040045 (POOL ONLY) is expired.

Remedy - Must reactivate permit and call all inspections to close permit.

Owner - ALBERTO BERNAL & W MAGALY

Code Enforcement Officer Bermudez

#### **REQUEST TO BE HEARD ON NOTICE OF INTENT TO LIEN**

6809 Nervia Street

CEB 10-20-2021 - Requested to be heard on Notice of Intent to Lien

CEB 6-17-2021 - G/60/\$150/\$108.75 - Comply by 8-17-2021 by permit(s) being approved and finalized or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation Description : Working on property without approval or permits. (Chain link fence, Railings, Retiling steps, Doors, and Windows)

Remedy - Obtain all necessary approval, permit(s) and all required inspections.

Owner - Jaime E Cervera TRS Jaime E Cervera Revocable Trust

Code Enforcement Officer Roman

**This Code Enforcement Board Violation was Dismissed**

537 San Esteban Avenue

CEB 10-20-2021 - Requested to be heard on Notice of Intent to Lien

CEB - 6-17-2021 - Requesting to return to address concerns on open pending permits

CEB - 3-17-2021 - CEB - 3-17-2021 - G/30/\$150/\$108.75 - Comply by 4-17-2021 by obtaining permit(s); Comply by 5-17-2021 by closing out permit(s) or pay \$150 per day thereafter, +\$108.75 admin fee.

Violation Description - Garage enclosure/alteration without a permit. Garage addition without permit. Installation of new driveway without permit. Installation of new patio without permit. Installation of new exterior screening without permit.

Remedy - Must obtain "After the fact" permits for all work performed or restore to original state.

Owner - John W Cross IV

Code Enforcement Officer Bermudez

Fees amended to begin on 6/27/2021. Record lien 90 days from today's Board's hearing.

6805 Talavera Street

CEB 2-19-2020 - G/14 days/3 months/\$150/\$108.75. Comply by 3/4/2020 by applying for permit; comply by 5/19/2020 by obtaining permit, or pay \$150 per day thereafter, + \$108.75 admin fee.

Violation Description - Interior work without permits. I:E PLUMBING, ELECTRICAL AND MECHANICAL.

Remedy - Obtain approval and permits for the PLUMBING, ELECTRICAL AND MECHANICAL work.

Owner - Susan C Rabin

Code Enforcement Officer Roman

No action taken. Current order from 2-19-2020 remains and recorded lien remains.

## **ADJOURNMENT**

Meeting adjourned by Chairperson, Andres Murai. Jr.