

City of Coral Gables

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



Meeting Minutes

Wednesday, January 18, 2023

8:30 AM

City Hall, Commission Chambers

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

Zoom Link Information: <https://us06web.zoom.us/j/82004327867>

CALL TO ORDER

ROLL CALL

Present: 6 - Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan, Board Member Guarch and Board Member Zoller

Excused: 1 - Chairperson Murai Jr

PUBLIC HEARING

APPROVAL OF MINUTES

NEW CASES

[NOVI-22-08-1](#) 120 Giralda Avenue
[138](#)

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: Code Enforcement Officer Comments: Electrical sign installed without approval and permit (Taco COYO Taco).

Remedy - Must obtain approval and permit.

Owner - 120 Giralda LLC

Code Enforcement Officer Delgado

Guilty/60 days to pull permit and final/\$250.00 to pull and final permit/\$108.75 Administrative Fee

[NOVI-22-06-0](#) 65 Miracle Mile
[728](#)

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.

Curtains, artificial grass/artificial flowers, and fans.

Remedy - Comply with Section 14-202.8 Obtain approval and permits for all items mentioned or must be removed.

Owner - Corporation Service Company or CGI 55MM LLC

Code Enforcement Officer Quintana

Continued prior to hearing

[NOVI-22-09-1](#) 30 Leucadendra Avenue
[342](#)

Violation Description - Floors, walls, ceiling 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 mark the attractiveness of the premises. Code Enforcement Officer Comments - Roof, walls, soffits, fascia and driveway are dirty and discolored.

Remedy -Must wash roof, fascia, overhangs, walls, garage door and driveways.

Owner - Ming Tien

Code Enforcement Officer MacDonald

Guilty/30 days to comply/\$200.00 a day fine/\$108.75 Administrative Fee

NOVI-22-05-0 1417 Sorolla Avenue
573

Violation Description - Chapter 62 Article III Division 1 Excavations - Gravel rock installation on the city swale without a permit.

Remedy - Obtain a Public Works permit.

Owner - Ivan D. Avanzo

Code Enforcement Officer Garcia

Guilty/60 days to comply/\$150.00 a day fine/\$108.75 Administrative Fee

NOVI-22-05-0 5533 Alhambra Circle
580

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1. Permit expiration and intent Code Enforcement Officer Comments: Expired permit BL-19-01-3988 RE-ROOF - SANTAFE SPANISH S CLAY ROOF TILE COLOR: TERRACOTTA RED \$28500. Permit expired 02/05/2022.

Remedy - Must reactivate permit, call for all inspections and finalize permit.

Owner - Rufolo LLC

Code Enforcement Officer Vilato

Guilty/30 days 2/18/23 to re-activate permit and 60 days 3/18/23 final /\$150.00 a day fine/\$108.75 Administrative Fee

[NOVI-22-12-1](#) 1201 Ponce de Leon Blvd.
[589](#)

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: Cutting a black olive tree on city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain after-the-fact permit for tree trimming. Must contact public works green space division for any other additional remedies needed. May need to replace tree if damage is irreparable.

Owner - Grillas Associates Inc.

Code Enforcement Officer Vilato

Continued prior to hearing

[NOVI-22-05-0](#) 908 Paradiso Avenue
[575](#)

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.1. Required

Code Enforcement Officer Comments: Installing artificial turf and side yard and backyard without a permit.

Remedy - Must obtain after-the-fact permit for artificial turf installation.

Owner - Roberto F. Fleitas III

Code Enforcement Officer Vilato

Guilty/60 days to obtain and final 3/18/23/\$150.00 a day fine/\$108.75 Administrative Fee

NOVI-22-10-1 4819 University Drive
434

Violation Description - Defacement of trees, shrubs, vines, etc. - Sec. 82-3.
- Defacement of trees, shrubs, vines, etc., in public places prohibited without permit.
(a)Violations of this section shall be punished as provided in section 1-7.
(b)No person shall,
without a written permit from the city manager and director of public service, cut, prune, break, incline, injure, remove or in any other way deface any living tree, shrub, orchid, or vine, in a public street, city right-of-way, or park, or cut, disturb or interfere in any way with the roots of any tree, shrub, orchid, or vine in a public street, city right-of-way, or park.
(Code 1958, § 34-1; Code 1991, § 27-1; Code 2006, § 82-1; Ord. No. 6, § 1, 8-3-1925; Ord. No. 2014-12, § 2, 5-27-2014)

Code Enforcement Officer Comments: Cut down a Black Olive tree on right of way without a permit.

Remedy - Must obtain after-the-fact permit for tree removal. Must contact the city of Coral Gables green space department for any additional remediation needed. 305-460-5000.

Owner - Robert Roque

Code Enforcement Officer Vilato

Continued prior to hearing

[NOVI-22-12-1](#) 690 Bird Rd.
[591](#)

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: Cutting two city black olive trees on the right of way without a permit. Improper tree pruning. Tree abuse.

Remedy - Comply with Section 82-29. Must obtain after the fact permit for tree pruning. Must contact Public Works Greenspace department for further requirements.

Owner - Juan Gaitan

Code Enforcement Officer Vilato

Continued prior to hearing

NOVI-22-08-1 51 Veragua Avenue
194

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 mark 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: Roof in disrepair, clear tarp placed on roof.

Remedy - Clear tarp must be removed / roof must be water tight - obtain permit if more than a square is required if tarp is to remain while in application process.

Owner - Carlos R. Fernandez Blanco

Code Enforcement Officer Selva

Guilty/15 days to obtain demo permit and 30 days to demo/\$200.00 a day fine/\$108.75 Administrative Fee

NOVI-22-06-0 242 Miracle Mile
694

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:
ME-18-11-2792

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:

Antonio Silio at 305-460-5206/asilio@coralgables.com OR

Jorge Pino/Mobile Permit Coordinator at
305-460-5272/jpino@coralgables.com OR

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

Owner - Balogh Brothers LLC

Code Enforcement Officer Selva

Complied prior to hearing

NOVI-22-06-0 911 E. Ponce de Leon Blvd. Unit 602
716

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 PERMITS:
ME-19-09-4630, BL-19-12-4670

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: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Dustin Cameron

Code Enforcement Officer Selva

Guilty/ 30 days to re-activate permit and final/\$150.00 a day fine/\$108.75 Administrative Fee

CONTINUED CASES

HISTORIC CASES

NOVI-22-09-1 134 Florida Avenue
349

Violation Description - Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and register vacant property on www.ProChamps.com.

2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: Replacement of wood siding and front door without the necessary development approvals, including, but not limited to, building permits.

3. Sections 248, 249, 250, 252, 253, 255, 275, 278, and 281 of Chapter 105, Minimum Housing Code, of the City Code to wit: Failure to maintain the structure by allowing: walls, floors, porch, and roof to fall into disrepair, some siding is loose; roof is not weathertight, windows are damaged and porch window is boarded; structural supports, walls, and roof are not sound; front steps are dirty; and house has termite infestation (see engineer's Structural Inspection Report of 10-19-21).

4. Subsections 8-108(b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code, to wit: Demolition by neglect of an historic structure; as set forth above and as applicable; to wit:

- 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; and
- i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

Remedy - Register the property as vacant and apply for, obtain, and pass final inspection on all required permits to maintain the property.

2. Apply for, obtain, and pass final inspection on all required after-the-fact development approvals,

including, but not limited to, building permits, to legalize or remove all work done without a permit, as applicable.

3. Clean, repair, and maintain the structure on the property and apply for, obtain, and pass final inspection all required development approvals, including, but not limited to, building permits, to repair and maintain the structure; including, but not limited to, any required color palette approval to paint the structures.

4. Repair, and preserve the historic structure and apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits.

Owner - 134 FLORIDA LLC
CIO ALEX PAVLOVSKY Folio #: 03-4120-006-0990
REGISTERED AGENT
168 LA QUINTA CT
HOLMDEL, NJ 07733

Code Enforcement Officer Schwartz

Guilty/15 days to obtain permit(s) and meet all conditions as per Historic's Board/\$150.00 a day fine/\$108.75 Administrative Fee

[NOVI-22-04-0074](#) 811 Navarre Avenue

Violation Description - Chapter 105, Article II, Division 1. Chapter 105-26 City Code -Adoption of building, plumbing, electrical and related technical codes. Florida Building Code 105.4.1. Permit expiration and intent

Code Enforcement Officer Comments: Permit BL 16-12-6683 expired on 11/13/2019 and was never finalized.

Remedy - Must re-activate permit and finalize permit.

Owner - Mary Riley Barzee &

Code Enforcement Officer Garcia

Guilty/30 days to re-activate permit and final/\$150.00 a day fine/\$108.75 Administrative Fee

STATUS CASES

[NOVI-22-08-1](#) 528 Navarre Avenue
[172](#)

Owner is requesting an extension of time

11/16/22 Guilty/30 days to comply/\$150.00 a day fine to commence/\$108.75 Administrative Fee

Violation Description -Excavations - Sec. 62-58. - Penalties.
Any person performing work on or making excavations in the streets, parks, parkways, sidewalks, alleys or easements in the city in violation of the provisions of this article shall be deemed guilty of an offense, and upon conviction thereof shall be punished as provided in section 1-7 for each offense. (Code 1958, § 28-35; Code 1991, § 22-115; Code 2006, § 62-67; Ord. No. 2581, § 1, 9-10-1985)

Code Enforcement Officer Comments: Gravel installation on the right of way without a permit.Gravel installation on the right of way without a permit.

Remedy -Must obtain an after the fact public works permit.

Owner -MELISSA A KALBAC & THOMAS H NORMAN JTRS

Code Enforcement Officer Garcia

**Guilty/90 days from 11/16/22 to obtain permit or remove/\$150.00 a day fine/\$108.85 Administrative Fee (Extension of Time granted at 1/18/23 board)
All Yea's**

ADJOURNMENT