

# City of Coral Gables

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



## Agenda

Wednesday, February 16, 2022

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*

**CALL TO ORDER****ROLL CALL****APPROVAL OF THE MINUTES****PUBLIC HEARING****NEW CASES**

[CE296323-082](#) 6345 Riviera Drive  
[820](#)

Violation Description - Work being performed on property without approval or permit(s) i.e. Wood deck and tiling.

Remedy - Must obtain necessary approval or permits for the work done.

Code Enforcement Officer Roman

[CE306147-111](#) 4001 Red Rd.  
[821](#)

Violation Description - Property wall and fence in disrepair.

Remedy - Must repair damaged wall and fence. Must keep property and swale free of trash and debris at all times.

Code Enforcement Officer Vilato

[CE303216-060](#) 505 Tibidabo Avenue  
[821](#)

Violation Description - Failure to obtain a Public Works permit for doing work on the public right of way, City Code Section 62-58. Gravel/rocks installed on city right of way without out approval and permits,

Remedy - Obtain approval and permits for the gravel/rocks installed on the city right of way or remove.

Code Enforcement Officer Quintana

[CE305376-092](#) 4012 Laguna Street  
021

Violation Description - Article 6, Section 6-103 Zoning Code - Vacant lot with dead and/or missing grass.

Remedy - Must plant and maintain grass or city approved ground coverage. Must obtain all necessary permits and inspections.

Owner - Century Laguna LLC

Code Enforcement Officer Garcia

[CE304236-070](#) 180 Aragon Avenue  
921

Chapter 105, Section 105-27 - Property is in need of maintenance by one of the following: needs painting, repairs and/or awnings in need of repair. Landscaping and trees are not being maintained.

Remedy - Must maintain landscaping and trees.

Owner - Menudo Owner LLC

Code Enforcement Officer Delgado

[CE302432-051](#) 630 Campana Avenue  
221

Violation Description - Failure to obtain a Public Works permit for doing work on the public right of way: City Code Chapter 62-58 i.e Installation of Coral Rock Wall without approval and permits.

Remedy - Must obtain approval and permits for the Coral Rock Wall or it must be removed.

Owner - Ethan W. Johnson & w/ Elizabeth P.

Code Enforcement Officer Quintana

[CE305374-092](#) 390 Bird Road  
[021](#)

Violation Description - Article 6, Section 6-103 Zoning Code: Vacant lot with dead and/or missing grass.

Remedy- Must plant and maintain grass or city approved ground coverage. Must obtain all necessary permit and inspections.

Owner - Century Laguna LLC

Code Enforcement Officer Garcia

[CE303913-062](#) 65 Romano Avenue  
[621](#)

Violation Description - Maintaining a storage shed made of unapproved materials and/or installed without a permit. Shed located at the rear of property; prohibited. Planting hedge without approval and a permit.

Remedy - Must remove shed and concrete slab. Must obtain landscaping approval and permit.

Code Enforcement Officer Vilato

[CE294153-060](#) 5911 Granada Blvd.  
[220](#)

Violation Description - Failure to obtain a Public Works permit for doing work on the public right of way, Chapter 62 section 62-58. Work completed on seawall cap repair prior to issuance of required class permit(s) from Public Works and Building Departments.

Remedy - Must obtain required permit(s) and call for the required inspections.

Code Enforcement Officer Roman

[CE302090-042](#) 600 Madeira Avenue  
921

Violation Description - The following violations were found:

1. Section 34-55 of the City Code and Section 220 and 227 of Chapter 105, Minimum Housing Code, of the City Code; to wit: a birdbath bowl and dead leaves and palm fronds.
2. Sections 34-202 and 34-203 of the City Code; to wit: Failure to maintain (as set forth herein) and register a vacant Property.
3. Sections 226, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the perimeter wall ("Wall"): Failure to maintain the Wall, which is dirty and needs painting.
4. Sections 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home ("Structure"): Failure to maintain the Structure by allowing: roof leaks, dirty and stained roof; rotted rafter tails, soffits, and eaves; loose plaster to fall from the ceiling; dirty exterior walls and air conditioner enclosure in need of painting.
5. Sections 311 and 316 of Chapter 105, Minimum Housing Code, of the City Code; to wit: electricity service wires for the Structure have been severed.

Remedy - The following steps should be taken to correct the violations:

6. Register the property as vacant on the City's abandoned real property registry on [www.prochamps.com](http://www.prochamps.com) and shall maintain the Property as set forth herein.
7. Clean the Wall and walls of the Structure and remove the birdbath bowl and dead leaves and palm fronds.
8. Clean or place a white or tan cover or tarp on the roof of the Structure.
9. Apply for, obtain, and pass final inspection on all required development approvals, including, but not limited to, building permits and color palette approvals, to correct the violations that require permits ("Permits")(i.e. repair of the roof and ceiling of the Structure and painting of the Wall and Structure). Please note that, in order to pass final inspection on the demolition permits, you must lay down sod and remove any temporary construction fence.

Code Enforcement Officer Schwartz

**CONTINUED CASES**

**HISTORIC CASES**

[CE281494-102](#) 1109 Asturia Avenue  
[618](#)

**CEB - 2-16-22 - Returning for Status Report**

**Request for Hearing on Notice of Intent to Lien**

**CEB - 9-23-2020 - Continued 90 days (December cancelled)**

**CEB 2-20-2019 - Agreed Order read into the record**

Violation Description - Section 34-55 of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing dead vegetation and vines to grow on the Structure and roof and overgrown bushes and vines. Sections 34-202 and 34-203 of the City Code; to wit: failure to maintain (as set forth herein) and register vacant Property. Sections 226, 250, 251, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the garage: Failure to maintain an accessory structure by allowing garage doors to become damaged and walls to become dirty. Sections 250, 252, 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: There are loose roof tiles on the awning over the front door. Sections 255 and 278 of Chapter 105, Minimum Housing Code, of the City Code; as to the single-family home: Structure's walls, concrete ribbons, porch landing, and rear steps are dirty and mildewed; railing on front porch is bent; Structure is in need of cleaning or painting.

Remedy - Remove live and dead vegetation from the roof and Structure and trim the bushes and remove vines. Register the Property and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property. Repair garage doors and clean walls and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required. Apply for, obtain, and pass final inspection on building permits to repair the roof tiles on the awning, as required. Clean walls, concrete ribbons, porch landing, and rear steps and apply for, obtain, and pass final inspection on color pallet approval to paint and permits to repair Structure, as required.

Owner - Suzanne Luna / Norma de la Torre

Code Enforcement Officer Schwartz  
Code Enforcement Field Supervisor Sheppard

[CE302743-052](#) 1104 Malaga Avenue  
421

Violation Description -

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register vacant Property
2. Sections 226, 250, 251, 254, 255, and 278 of Chapter 105, Minimum Housing Code, of the City Code, to wit: repeat violation: Structure's roof, chimney, exterior walls, front and rear steps, patios, and porches, and garage stairs are dirty and in need of cleaning or painting; and front doors are discolored and fading; garage doors are damaged; and some windows are boarded
3. Section 34-104 of the City Code: to wit: repeat violation, there is abandoned vehicle (Jaguar s-type) on the Property.

Remedy -

1. Register the Property as vacant at <https://prochamps.com> and apply for, obtain, and pass final inspection on all required permits to maintain the Property or occupy the Property
2. Clean roof, chimney, exterior walls, patios, porches, and steps, and stairs, apply for, obtain, and pass final inspection on color pallet approval to paint Structure and any required development approvals, including, but not limited to, building permits for repair of the garage doors and windows
3. Remove, cover, or register and repair the abandoned vehicle.

Owner - **Dennis Pozzessere & W Heather**

Code Enforcement Officer Sheppard

**REQUEST TO BE HEARD ON EXTENSION OF TIME**

**STATUS REPORT**

[CE286332-051](#) 1109 Almeria Avenue  
[619](#)

**CEB - 2-16-22 - Returning for status report**

**CEB - 10-21-2020 - Returning for Monthly status report**

**CEB 2-19-2020 - Returning for monthly status report**

**CEB 1-15-2020 - Returning for monthly status report**

**11-20-2019** - Found guilty, Permit must be obtained by 3/20/2019. Project must be completed 11 months after permit has been obtained. \$200 daily fine to commence if no compliance. Administrative Fee of \$108.75 assessed by the Board. Monthly updates to be provided to Board by property owner.

Violation Description - Permit is expired - BL-17-05-1219 (Residential Addition)

Remedy - Must reactivate permit, final all inspections and final permit out.

Owner - Sandra L. Morales Lourido

Code Enforcement Field Supervisor Sheppard & Code Enforcement Officer's Schwartz/Delgado



[CE273981-112](#) 910 Capri Street  
[917](#)

**CEB- 2-16-22 - Returning for status report.**

**CEB - 11-17-2021 - Returning for status report by officer.**

**CEB 9-15-2021 - Return for status 60 days to CEB Hearing scheduled on 11-17-2021. Status report to be provided by officer. Respondent not required to attend.**

**CEB 6-17-21 - Return for status**

**CEB 3-17-2021 - Return for status in 60 days to CEB Hearing scheduled on 5-20-2021 (cancelled); Cont'd 6/17/2021**

**CEB 1-20-2021 - Return for status report to Hearing on 3/17/2021**

**Request for Hearing on Notice of Intent to Lien**

**CEB 9-23-2020 - Continued 90 days (December cancelled)**

**CEB 4-17-2019 - Agreed Order approved by the Board - Continued**

Violation Description - 1. Section 34-55 and 54-28 of the City Code and Section 220 of Chapter 105, Minimum Housing Code, of the City Code, to wit: failure to maintain the Property, including but not limited to, by allowing trash and debris (wooden block on roof, tree branches and dismantled gate in rear yard, and trash behind the garage), plants growing on the Structure, and dead vegetation (leaves, vines, and palm fronds) on roof and Property;

2. Sections 34-202 and 34-203 of the City Code; to wit: failure to register and maintain (as set forth herein) vacant Property; 3. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 3-207 of the City Zoning Code; to wit: work without a permit, to wit: removal of awnings, repair of garage doors, installation of windows, and removal of driveway paving without a permit; 4. Sections 248, 250, 251, 252, 255, 278, and 345 of Chapter 105, Minimum Housing Code, of the City Code; to wit: exterior walls and driveway are dirty and in need of cleaning or painting; garage doors are damaged and paint has peeled; paint on doors and Structure is faded and peeling; cracks in the walls and plaster is falling away; light fixtures on exterior walls and on pole in front yard are dangling or damaged and there is a hole in the driveway; missing window on second floor; 5. Section 3-1108 of the City Zoning Code, to wit: demolition

by neglect of a structure that has been historically designated by failing to comply with the minimum required maintenance standards, as set forth more particularly above.

Remedy - 1. Remove all trash and debris, plants growing on Structure, and all dead vegetation from roof and Property; 2. Register and maintain the Property, including by applying for, obtaining, and passing final inspection on all required permits or occupy the Property; 3. Apply for, obtain, and pass final inspection on required after-the-fact permit to legalize all work done without a permit or to replace the awnings; 4. Clean exterior walls and driveway and apply for, obtain, and pass final inspection on any required color palette approval and apply for, obtain, and pass final inspection on required after-the-fact permit to repair or remove dangling and damaged light fixtures; 5. Take all corrective action and provide the required maintenance to the historically designated structure, as set forth more particularly above.

Owner - William I. & Adriana R. Muinos

Code Enforcement Field Supervisor - Sheppard

CE302701-052 1230 Genoa Street  
321

Violation Description - 1) Sections 34-202 and 34-203 of the City Code - Failure to maintain (as set forth herein) and register vacant property.  
2) Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code - Installation of wall unit air conditioner, including opening cut into wall, without a permit.  
3) Sections 224, 226, 227, 248, 250, 253, 254, 255, 275, 278, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the detached garage/accessory structure: Failure to maintain an accessory structure by allowing: rodent and termite infestation; the roof to collapse and for the structure to fall into disrepair, creating a hazard; an accumulation of trash and debris in the structure; cracks and loose plaster on the walls.  
4) Sections 224, 248, 250, 253, 254, 255, 275, 278, 279, 280, and 281 of Chapter 105, Minimum Housing Code, of the City Code - As to the single-family home: Failure to maintain the structure by allowing: a structural beam in the living room to crack and sag; termite infestation; roof leaks; holes in car port ceiling; an accumulation of trash and debris in the structure; cracks and loose plaster to fall from the ceiling and walls; the exterior walls, walkway, pavers, front door, chimney, and concrete ribbons to become dirty or cracked; driveway approach to become pitted.

Remedy -1) Register the Property 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 development approvals, including, but not limited to, building permits to legalize or demolish unpermitted work.  
3) Tent and fumigate the structure to remove the rodent and termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.  
4) Tent and fumigate the structure to remove the termite infestation; remove all trash and debris and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for the repairs, as required.

Owner - 1230 Genoa LLC

Code Enforcement Officer Schwartz

## ADJOURNMENT

