

# City of Coral Gables

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



## Marked-Up Agenda - Final

Wednesday, September 17, 2025

8:30 AM

City Hall, Commission Chambers

### Code Enforcement Board

*Chairperson Andres Murai, Jr*  
*Vice Chairperson J.M. Guarch, Jr.*  
*Board Member Armando Bucelo*  
*Board Member Andres Correa*  
*Board Member Maria Cruz*  
*Board Member Jeffrey Flanagan*  
*Board Member George Kakouris*

<https://us06web.zoom.us/j/82004327867>

**Present:** 7 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF MINUTES**

**PUBLIC HEARING**

**NEW CASES**

[NOVI-25-07-11](#)  
[226](#)

**740 SALDANO AVE**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Pruning of city tree located on right of way front of residence.

Remedy - Must obtain after the fact permit for pruning of city tree on the right of way. Must obtain certified arborist report specifying tree species, size, condition and any necessary prescriptions. For further assistance please contact Greenspace division of Public Works (305) 460-5000. Obtain all necessary permits as per Chapter 82-29.

Owner - JOHN A FITZPATRICK

Code Enforcement Officer Luzarraga

**A motion was made by Board Member Flanagan, seconded by Board Member Kakouris, that this motion be found Guilty. Guilty / Follow recommendations on Arborist's Report to achieve "Crown Restoration" for city tree / \$1,500 Flat Fine + \$108.75 Administrative Fee.**

[NOVI-25-07-11](#)  
[060](#)

**420 BARBAROSSA AVE**

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 - City tree roots removed / damaged by excavation in critical root zone. Must obtain after the fact permit and arborist report, specify general information of tree, it's viability, and prescription needed.

Remedy - Must obtain after the fact permit from Public Works Department, Greenspace division. Obtain arborist report, detailing current condition of tree. Specify viability of tree and prescription needed. Greenspace (305) 460-5000.

Owner - 420 BARBAROSSA AVE LLC or R/A: Theodore Christakos

Code Enforcement Officer Luzarraga

**This Code Enforcement Board Violation was Dismissed.**

[NOVI-24-07-81](#)  
[93](#)

**1124 ADUANA AVE**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Over pruning of city tree, on city right of way. Noted by City Arborist.

Remedy - Obtain all necessary after the fact permits as per Chapter 82-29. Meet with greenspace management regarding vitality of city tree.

Owner - Janette Perez

Code Enforcement Officer Luzarraga

**This Code Enforcement Board Violation was Dismissed.**

[NOVI-25-08-11](#)  
[390](#)

**1251 HARDEE RD**

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 - Tree cut on private property. Tree collapsed on to right of way and neighboring property. Tree collapse effectively destroyed 2 trees of neighboring property. City removed tree affecting right of way up to 6' away from pavement edge. Remaining removal is property owners responsibility.

Remedy - Must obtain after the fact permit for cuts made to tree. Must obtain arborist report documenting tree type, size, condition and prescription if needed. Property owner is responsible for removal of trees from neighboring property. For further assistance contact Greenspace division at 305-460-5000. Comply with Section 82-29.

Owner - CHABAD OF THE GABLES INC

Code Enforcement Officer Luzarraga

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

[NOVI-25-05-10](#)  
[097](#)

**1551 DELGADO AVE**

Violation Description - Excavations - Sec. 62-58. - Penalties. Need to search or appeal your citation? Case #:NOVI-25-05-10097 Folio #: 0341300020840 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 - Crushed rocks placed on city right of way swale without a permit.

Remedy - Comply with City Code Chapter 62, Article 3. Must obtain after the fact permit for crushed rocks on swale city right of way or replace with sod.

Owner - Carla Vosotas

Code Enforcement Officer Marrero

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

[NOVI-25-06-10](#)  
[757](#)

**4800 LE JEUNE RD**

Violation Description - Condition of commercial property(a)(5) - Sec. 105-29. - (a) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (5) If any commercial property is vacant for more than 15 days, all glass surfaces visible to the public shall be kept clean, and the interior of such vacant store shall be screened from public view in one of the following ways until the property is occupied: a. All glass surfaces visible to the public shall be covered with white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green (sample of acceptable material on file with development services department); b. Decorative displays of merchandise currently available within the city, merchandise of the future tenant of the vacant store, public service displays or festival and current holiday displays extending as much as three feet into the vacant store shall be located in display windows, provided that screening of the remainder of the vacant store shall be placed immediately behind the decorative display. Such screening shall consist of white colored, 60-pound weight paper having a green palm tree motif alternating with the words "City Beautiful" in green. Such paper screening shall be mounted on a freestanding partition, attached to a wood frame or affixed by other temporary means; or c. All glass surfaces visible to the public shall be covered by other decorative means as approved by the board of architects.

Code Enforcement Officer Comments - Unapproved Brown window covering wraps for Vacant commercial property windows.

Remedy - Vacant property must be screened from public view following section 105-29(a)(5) with a CITY APPROVED window covering.

Owner - PROPERTIES 4 US INC

Code Enforcement Officer Marrero

**A motion was made by Board Member Bucelo, seconded by Board Member Correa, that this motion be found Guilty. Guilty / 30 days to remove and replace with city approved wrapping cover / \$250 daily thereafter & Administrative Fee of \$108.75.**



[NOVI-25-07-11](#)  
[062](#)

**408 AMALFI AVE**

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.

Code Enforcement Officer Comments - Installation of Rocks on City Right of way Swale without a permit.

Remedy - Comply with Section 14-202.8. Must obtain an after the fact permit for rocks on city swale or replace rocks with sod.

Owner - Richard A. Massa

Code Enforcement Officer Marrero

**A motion was made by Board Member Flanagan, seconded by Board Member Kakouris, that this motion be found Guilty. Guilty / 30 days to remove rocks on right of way, \$150 daily running fine thereafter & Administrative Fee of \$108.75 / May update existing building permit to include gravel removal on swale.**

[NOVI-25-06-10](#)  
[579](#)

**1014 GRANADA BLVD**

Violation Description - Permits generally(e) - Pruning on public property - Sec. 82-29. - Permits generally. (e)Pruning of trees on public property and rights-of-way. The pruning of any trees on public property and rights-of-way is prohibited unless expressly approved by the tree preservation agency in advance. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

Code Enforcement Officer Comments - Tree pruned on city ROW without approved permit - one (1).

Remedy - Obtain all necessary after-the-fact permit as per Chapter 82-29 - and must contact Public Works Green Space Division at (305) 460-5196 for additional requirements. Pruned tree - one (1) on city right-of-way.

Owner - J EVERETT WILSON

Code Enforcement Officer Martinez

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty. Guilty / Obtain an After-the-Fact permit & a certified arborist's report / Flat Fine of \$1,000 & Administrative Fee of \$108.75.**

[NOVI-24-08-82](#)  
[90](#)

**2621 COUNTRY CLUB PRADO**

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 mar the attractiveness of the premises.

Code Enforcement Officer Comments - Property in need of maintenance, including but not limited to, front porch columns in disrepair.

Remedy - Must clean, repair, and maintain property. Must apply and obtain necessary permits for repairs.

Owner - Karen Kelly

Code Enforcement Officer Selva

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty. Guilty / 30 days to apply and obtain permits / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-24-11-85](#)  
[03](#)

**1014 GRANADA BLVD**

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 - Work without permit, including but not limited to, awning installation.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - J Wilson

Code Enforcement Officer Selva

**A motion was made by Board Member Correa, seconded by Board Member Cruz, that this motion be found Guilty. Guilty / 30 days to apply and obtain necessary work permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-03-96](#)**1110 GRANADA BLVD**[47](#)

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 - Work without a permit, including but not limited to, front door gate and window bars removed and artificial grass installed.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - Anastasija Olegovna Snicarenko

Code Enforcement Officer Selva

**A motion was made by Board Member Bucelo, seconded by Board Member Correa, that this motion be found Guilty. Guilty / 60 days to apply and obtain necessary work permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-23-10-35](#)  
[05](#)

**5805 SAN VICENTE ST**

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 - Landscapers improperly cutting two Live Oak trees on city right of way, and one Black Olive on private property, without a permit.

Remedy - Comply with Section 82-29. Must obtain a after-the-fact permit for the cutting of the three trees. Must submit an arborist report as to the viability of the trees after cutting. Arborist must be State of Florida certified. Must contact Coral Gables Greenspace division for any additional requirements at 305-460-5000.

Owner - Jorge Portela

Code Enforcement Officer Vilato

**A motion was made by Board Member Correa, seconded by Board Member Kakouris, that this motion be found Guilty. \$1,500 total fine (three city right-of-way trees at \$500 each) & Administrative Fee of \$108.75.**

[NOVI-23-11-38](#)  
[69](#)

**5815 PONCE DE LEON BLVD**

Violation Description - Condition of commercial property(a)(1) - Sec. 105-29. - (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance. (1)All exterior building surfaces shall be free of chipping, pitting, cracking, discoloration, peeling or fading.

Code Enforcement Officer Comments - Peeling and missing paint at the rear of property.

Remedy - Building must be free of any chipping, pitting, cracking, discoloration, peeling or fading. Must obtain a color palette approval for painting the exterior.

Owner - SEKOFF INVESTMENTS

Code Enforcement Officer Vilato

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

[NOVI-24-12-86](#)  
[03](#)

**14401 SW 67 AVE**

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 mar 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 - Minimum housing violation; entire roof is missing tile. Walls and planters are dirty and discolored. Lamppost at front of property by mailboxes is in disrepair.

Remedy - Must clean walls and planters. Must repair or replace Lamppost by the mailboxes. Must install roof tile. Must obtain all necessary permits and approvals to complete work.

Owner - Donald Macko

Code Enforcement Officer Vilato

**This Code Enforcement Board Violation was found Guilty. Guilty / 60 days to finish roofing / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**



[NOVI-25-03-95](#)  
[73](#)

## 255 COSTANERA RD

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.

Code Enforcement Officer Comments - Removed tile from steps and installing lights on front step risers without a permit.

Remedy - Comply with Section 14-202.8 Must obtain a after the fact for tile installation and light on front steps.

Owner - Howard I. Schwartz & W Andrea J.

Code Enforcement Officer Vilato

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty . Guilty / 30 days to obtain permit, 60 days to close permits / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-03-95](#)  
[07](#)

**7801 LOS PINOS BLVD**

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 - Installing new kitchen countertops without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits before any additional work continues.

Owner - FN LOS PINOS LLC

Code Enforcement Officer Vilato

**A motion was made by Board Member Correa, seconded by Board Member Cruz, that this motion be found Guilty. Guilty / 30 days to obtain, 60 days to close permits / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-05-10](#)  
[061](#)

**13001 LERIDA ST**

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 - Installed boat lift without a permit.

Remedy - Cease and desist all unpermitted work. Must obtain all necessary permits.

Owner - LERIDA HOLDINGS LLC

Code Enforcement Officer Vilato

**A motion was made by Board Member Correa, seconded by Vice Chairperson Guarch, Jr., that this motion be found Guilty. Guilty / 180 to obtain and close permits / \$150 thereafter daily running fine & Administrative Fee of \$108.75.**

[NOVI-25-05-10](#)  
[509](#)

**12631 RAMIRO ST (STATUS)**

**(Item moved to New Cases section to come right after other tree-related case)**

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 - Improper cut live oak tree city right of way without a permit.

Remedy - Comply with Section 82-29. Must obtain an after the fact permit for Improperly cut Live Oak tree on city right of way. Must contact PW green space for additional requirements. At 305-460-5000.

Owner - LOUIS TOLEDO

Code Enforcement Officer Vilato

**This Code Enforcement Board Violation was Dismissed.**

[NOVI-24-04-70](#)  
[12](#)

**730 CORAL WAY #101**

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  
BLDB-22-09-1037 CONCRETE REPAIR/ POOL DECK SURFACE &  
BELOW SLAB/ WATER PROOF POOL DECK SLAB/ P.T. CABLES  
REPAIR/ STUCCO REPAIR.

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 please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com .

Owner - EPIC CORAL WAY LP

Code Enforcement Officer Lugo

**This Code Enforcement Board Violation was Continued.**

[NOVI-25-01-86](#)  
[85](#)

**1590 DIXIE HWY**

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, BLDB-22-11-1216 - RE-ROOF FLAT ROOF ONLY ON LIQUOR STORE AREA.

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 please contact: Development Services at 305-460-5245/ developmentservices@coralgables.com .

Owner - THOMAS FRANK TIPTON JR TRS

Code Enforcement Officer Lugo

**A motion was made by Board Member Flanagan, seconded by Vice Chairperson Guarch, Jr., that this motion be found Guilty . Guilty / 30 days to obtain and close permit(s) / \$250 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-02-88](#)  
[75](#)

**5745 SW MAGNOLIA LN**

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, ELER-22-01-0230 - OWNER PROVIDED GENERATOR INSTALLATION.

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 please contact: Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com).

Owner - HEYWARD TAD RUBIN TR & ELEANOR MATSON RUBIN TR

Code Enforcement Officer Lugo

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

[NOVI-25-04-99](#)  
[44](#)

**4214 SAN AMARO DR**

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 - WORK WITHOUT A PERMIT, INSTALLATION OF PERGOLA.

Remedy - PLEASE OBTAIN APPROVAL AND PERMITS FOR INSTALLATION OF ATTACHED PERGOLA.

Owner - Sonali N. Dighe

Code Enforcement Officer Lugo

**A motion was made by Board Member Bucelo, seconded by Board Member Correa, that this motion be found Guilty. 60 days to obtain and close permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**



[NOVI-25-04-10](#)  
[000](#)

**4850 SW 8 ST**

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 - WORK WITHOUT A PERMIT, INSTALLATION OF EXTERIOR LIGHTING, UNDERGROUND AND ABOVE GROUND CONDUITS, INTERIOR MAGNETIC DOOR AND VESTABULE, INTERIOR ELECTRICAL.

Remedy - PLEASE OBTAIN ALL PERMITS NEEDED, CALL FOR FINAL INSPECTIONS, AND CLOSE PERMIT.

Owner - 4850 ESTATE LLC

Code Enforcement Officer Lugo

**A motion was made by Board Member Bucelo, seconded by Board Member Correa, that this motion be found Guilty. 60 days to obtain and close permit(s) / \$250 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-04-97](#)  
[86](#)

**1419 SW 57TH AVE**

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 - WORK WITHOUT A PERMIT, INSTALLATION OF CIRCULAR DRIVEWAY, CHANGE OF MATERIAL AT ENTRY, INSTALLATION OF METAL FENCE AND GATE WITH SCREENING (ARTIFICIAL PLANTS) INCLUDING ARTIFICIAL TURF AT SIDES AND REAR OF PROPERTY.

Remedy - STOP WORK ORDER ISSUED (RED TAG). MUST OBTAIN PERMITS FOR DRIVEWAY, ENTRY, ARTIFICIAL PLANTS INCLUDING ARTIFICIAL TURF IN REAR AND SIDES OF PROPERTY, METAL FENCING / GATES, CALL FOR INSPECTION AND CLOSE PERMIT.

Owner - Maria Gabriela Cianni

Code Enforcement Officer Lugo

**A motion was made by Board Member Bucelo, seconded by Board Member Correa, that this motion be found Guilty. 90 days to apply and obtain permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-22-08-11](#)  
[01](#)

**5555 OAKWOOD LN**

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:  
BL-18-07-3129 TYPE OF WORK: POOL/SPA/FOUNTAIN POND.  
EXPIRED: 04/02/2022.

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: Jorge Pino/Mobile Permit Coordinator at 305-460-5272 [jpino@coralgables.com](mailto:jpino@coralgables.com) or Development Services at 305-460-5245/[building@coralgables.com](mailto:building@coralgables.com).

Owner - ELVIA DUMERVIL TRS

Code Enforcement Officer Ramos

**A motion was made by Board Member Flanagan, seconded by Vice Chairperson Guarch, Jr., that this motion be found Guilty. Immediate Running Fine of \$250 daily running fine & Administrative Fee of \$108.75. / 30 days to apply and obtain permit(s).**

[NOVI-23-07-26](#)  
[21](#)

100 EDGEWATER DR UNIT 214

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:  
BL-21-02-6172 WINDOWS AND DOORS.

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

Owner - Christine M. Monge

Code Enforcement Officer

**A motion was made by Board Member Kakouris, seconded by Board Member Flanagan, that this motion be found Guilty. 90 days to apply for and obtain permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-23-07-26](#)  
[30](#)

**1607 PONCE DE LEON BLVD # 201**

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:  
BL-21-03-7847. INTERIOR ALTERATIONS.

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

Owner - ONE BANANA NORTH AMERICA CORP

Code Enforcement Officer Ramos

**A motion was made by Board Member Kakouris, seconded by Board Member Cruz, that this motion be found Guilty. 60 days to re-active permit(s) / \$250 daily running fine & Administrative Fee of \$108.75.**

[NOVI-23-09-33](#)  
[99](#)

**28 ALMERIA AVENUE 3**

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 BL-21-08-7701. INTERIOR RENOVATIONS ( BATHROOMS ) DUE TO WATER DAMAGE, REPLACE FIXTURES.

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

Owner - Nadina Liberatore

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was found Guilty. Guilty / 90 days to re-activate permit(s) / \$150 daily running fine & Administrative Fee of \$108.75.**

[NOVI-23-09-34](#)  
[05](#)

**1521 TRILLO AVE**

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  
BL-21-11-6561 1 STORY ADDITION \*\*\* SIMPLIFIED \*\*\* GAZEBO W/ BBQ AREA & FIREPLACE, INTERIOR ALTERATIONS, BLK UP EXTG OPNG, A/C SLAB & SCREEN WALL, ALUM FENCE, GATES.

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

Owner - David L. Kelly & W Deana L.

Code Enforcement Officer Ramos

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty. 60 days to re-activate permit(s). Additional extensions of time up to discretion of City Attorney's Office. / \$150 daily running fine thereafter & 108.75 Administrative Fee.**

[NOVI-23-12-41](#)  
[41](#)

## **214 GIRALDA AVENUE**

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  
BL-21-08-7950 NEW DRIVE UP ATM.

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 please contact: Antonio Silio at 305-460-5206/ [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com) or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ [jpino@coralgables.com](mailto:jpino@coralgables.com) .

Owner - Consolidated Bank NA

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Continued prior to hearing per Officer Ramos.**



[NOVI-24-05-77](#)  
[26](#)

## **79 MERRICK WAY**

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 - Installation of commercial wall sign without an approved permit.

Remedy - Must obtain non issued permit BLDB-22-03-0493 and pass all applicable inspections.

Owner - JONA SHAREGO LLC

Code Enforcement Officer Ramos

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty .Guilty / 120 days to apply for and obtain permit(s). / \$250 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-24-06-80](#)  
[59](#)

**5610 LE JEUNE RD**

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  
BL-21-1-5707. \*RESIDENTIAL\*INTERIOR RENOVATIONS KITCHEN AND LAUNDRY ROOMS.

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 please contact: Antonio Silio at 305-460-5206/ [asilio@coralgables.com](mailto:asilio@coralgables.com) or Development Services at 305-460-5245/ [developmentservices@coralgables.com](mailto:developmentservices@coralgables.com) or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ [jpino@coralgables.com](mailto:jpino@coralgables.com) .

Owner - Juan Carlos Ramirez & Karina Angulo Colmenares

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was Continued prior to hearing per Officer Ramos.**

[NOVI-23-09-32](#)  
[74](#)

**951 MATANZAS AVE**

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

BL-20-06-7178. DEMOLITION OF LARGE PORTION OF EXISTING RESIDENCE, 1 STORY ADDITION , COVERED ENTRY, TRELLIS, INTERIOR ALTERATIONS, CONCRETE PAVER DRIVEWAY W/2 ASPHALT APPROACHES, WALKWAY, CONCRETE PATIO, EQUIPMENT SLAB, WINDOWS, DOORS, GATES, ALUMINUM FENCE.

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

Owner - Hope M. Diaz

Code Enforcement Officer Ramos

**A motion was made by Board Member Cruz, seconded by Board Member Kakouris, that this motion be found Guilty . 90 days to re-activate permit(s) / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-23-09-34](#)  
[41](#)

**331 ISLA DORADA BLVD**

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 BL-21-06-7830. ADDITION (401 SF), ENCLOSE COVERED TERRACES(343.5SF),STRUCTURAL DEMOLITION (198 SF), COV TERR (287 SF) POOL DECK EXTENSION, BALLISTRAD,WINDOWS,DOOR, RELOCATE GATE.

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

Owner - Armando L. Hassun &W Jaqueline Nespral

Code Enforcement Officer Ramos

**A motion was made by Board Member Cruz, seconded by Board Member Kakouris, that this motion be found Guilty. 90 days to re-activate permit(s). Additional extensions of time up to discretion of City Attorney's Office. / \$250 daily running fine thereafter & Administrative Fee of 108. 75.**

**CONTINUED CASES**

[NOVI-22-07-10](#)  
[54](#)

**97 CAMPINA CT (HISTORIC)**

*(2/15/23 CEB hearing Continuance was issued for 120 days).*

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 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 expired because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Code Enforcement Officer Comments: Expired Permit BL-17-11-2475  
TYPE OF WORK: BLDG. PERMIT CHANGE OF CONTRACTOR -  
INCLUSIVE \*\*\*1 STORY ADDITION\*\*\* SIMPLIFIED\*\*\*COV TERR,  
REPLACE WINDOWS & AMP; DOORS, STEPS, RAILING EXPIRED:  
10/12/2021.

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

Owner - PEDRO P. ALFONSO TRS.

Code Enforcement Lugo

**A motion was made by Board Member Bucelo, seconded by Board Member Cruz, that this motion be found Guilty. Guilty / 30 days to obtain and close permits./ \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

**HISTORIC CASES**

[NOVI-25-04-99](#)  
[52](#)

**7601 OLD CUTLER RD**

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.

Code Enforcement Officer Comments - Installing metal plates over pickets above 4ft wall on exterior perimeter wall and metal cover on front gate door without a permit.

Remedy - Comply with Section 14-202.8. Must obtain after the fact permit for all work completed without a permit or remove completely.

Owner - Roman Kingsley Jones

Code Enforcement Officer Marrero

**A motion was made by Board Member Correa, seconded by Board Member Bucelo, that this motion be found Guilty . Guilty / 30 days to open obtain permit(s) or remove un permitted exterior alteration, \$150 thereafter & Administrative Fee of \$108.75.**

[NOVI-25-02-88](#)  
[07](#)

**1036 OBISPO AVE**

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 - Installation of new cement on private property without a permit.

Remedy - Must cease and desist all unpermitted work. Must obtain all necessary after the fact permits

Owner - OWNER OF RECORD

Code Enforcement Officer Young

**A motion was made by Board Member Flanagan, seconded by Board Member Correa, that this motion be found Guilty . Guilty / 180 days to obtain and close necessary permit(s). / \$150 daily running fine thereafter & Administrative Fee of \$108.75.**

[NOVI-25-05-10](#)  
[304](#)

**638 ALHAMBRA CIR**

Violation Description - Weather and watertightness - Sec. 105-250. - Weather and watertightness. Every structure used for human habitation shall be so maintained that it will be weather and watertight. Exterior walls, roofs and all openings around doors, windows, chimneys and all other parts of the structure shall be so maintained as to keep water from entering the structure and to prevent undue heat loss. Damaged materials must be repaired or replaced. All parts of the structure that show evidence of dry rot or other deterioration shall be repaired, replaced and refinished to be in conformity with the rest of the structure. Window panes permitting entrance of water shall be replaced. (Code 1958, § 16A-26; Code 1991, § 12-168; Code 2006, § 105-279; Ord. No. 1142, § 3.3, 7-14-1959).

Code Enforcement Officer Comments - Window in disrepair.

Remedy - Must repair window and maintain property at all times. Obtain necessary permits, approve and final.

Owner - Barbara Saenz

Code Enforcement Officer Young

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



[NOVI-23-11-37](#)  
[03](#)

**169 MIRACLE MILE CU**

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  
BL-17-11-2163 COMM INTERIOR ALTERATIONS TO COMMON  
AREAS - 4TH FLOOR.

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

Owner - PRIM BAC COLONNADE LLC

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was found Guilty. 30 days to renew permit(s) / \$250 daily running fine thereafter / \$108.75 Administrative Fee.**

[NOVI-24-05-77](#)**169 MIRACLE MILE CU**[65](#)

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 - Installation of vinyl window signs on windows without an approved permit.

Remedy - Must obtain non issued permit # BLDB-22-03-0508 and pass all inspections.

Owner - PRIM BAC COLONNADE LLC

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was found Guilty. 30 days to renew permit(s) / \$250 daily running fine thereafter / \$108.75 Administrative Fee.**

[NOVI-25-06-11](#)  
[055](#)

**745 MINORCA AVE**

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  
EDEN-23-04-0094. NEW SWIMMING POOL & ( POND PLUMBING ).

Remedy - Apply for necessary permit renewal and obtain final inspections.

Owner - MINORCA 745 LLC

Code Enforcement Officer Ramos

**This Code Enforcement Board Violation was found Guilty. 30 days to renew permit(s) / \$250 daily running fine thereafter / \$108.75 Administrative Fee.**

**Yeas:** 7 - Board Member Correa, Chairperson Murai Jr., Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan, Board Member Cruz and Board Member Bucelo

**STATUS CASES**

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**