

# City of Coral Gables

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



## Meeting Minutes

Wednesday, October 19, 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**

- Present:** 6 - Chairperson Murai Jr, Vice Chair Kakouris, Board Member Borbolla, Board Member Cruz, Board Member Flanagan and Board Member Zoller
- Excused:** 1 - Board Member Guarch

**PUBLIC HEARING**

**APPROVAL OF THE MINUTES**

**NEW CASES**

[NOVI-22-05-0](#) 255 Giralda Avenue  
[368](#)

Violation Description - 105.26 Work without a Permit - 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.

Illuminated exterior sign "Wework" installed without a permit.

Remedy - Comply with section 105-26 - Must Obtain permit.

Owner - Giralda Complex LLC

Code Enforcement Officer Delgado

**Guilty/30 days to apply and final permit/\$250.00 a day/\$108.75 Administrative Fee**

NOVI-22-04-0 1245 Mariposa Avenue  
143

Violation Description - Section 105-278 - 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.

Dirty walls, stairs missing sod on property, storing materials in back of property (boasts, chairs, motorcycles, etc.)

Remedy - Must comply with all violations - all storage area shall be enclosed on all sides with solid or louvered masonry wall.

Owner - 1245 7 Mariposa LLC

Code Enforcement Officer Roman

**Guilty/30 days to clean walls and resod/\$250.00 a day fine/\$108.75 Administrative Fee**

NOVI-22-04-0 906 El Rado Street  
296

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Interior demolition without a permit. Kitchen and bathroom remodeling, central air conditioner replacement without a permit.

Remedy - Must obtain all necessary permits and inspections.

Owner - Manuel Perez Trs

Code Enforcement Officer Garcia

**Continued prior to hearing**

[NOVI-22-06-0](#) 1126 Milan Avenue  
[697](#)

Violation Description - Chapter 105, Article V, Division 5, Sec. 105-278. - 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.

Dirty exterior walls, dirty perimeter wall, dirty sidewalk and walkway.

Remedy - Must clean exterior walls, must clean perimeter wall, must clean sidewalk and walkway.

Owner - Francisco J. Godoy &

Code Enforcement Officer Garcia

**Continued prior to hearing**

[NOVI-22-03-0](#) 515 Loretto Avenue  
[216](#)

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.

Expired Permit BL-16-05-7568

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 - [jpinocoralgables.com](mailto:jpinocoralgables.com) / (305) 460-5272 or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245.

Owner - Christina E. Fong

Code Enforcement Officer Selva

**Continued prior to hearing**

NOVI-22-03-0 5711 Michelangelo Street  
170

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

EXPIRED PERMIT(s): BL16057568

Remedy - The following steps should be taken to correct the violation: 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 - [jpinocoralgables.com](mailto:jpinocoralgables.com) / (305) 460-5272 or Development Services at [building@coralgables.com](mailto:building@coralgables.com) /(305) 460-5245

Owner -Ryan Prendes &

Code Enforcement Officer Selva

**Guilty/7days to close and final permit/\$150.00 a day fine/\$108.75 Administrative Fee**

NOVI-22-03-0 3320 Durango Street  
042

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.

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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 - [jpinocoralgables.com](mailto:jpinocoralgables.com) / (305) 460-5272 or Development Services at [building@coralgables.com](mailto:building@coralgables.com) / (305) 460-5245

Owner - Jorge Martinez & W/Idelsys Roque

Code Enforcement Officer Selva

**Complied prior to hearing**

NOVI-22-02-0 800 Ortega Avenue  
032

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.

Expired permit BL-08-01-0997

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 - [jpino@coralgables.com](mailto:jpino@coralgables.com) (305) 460-5272 or Development Services at [building@coralgables.com](mailto:building@coralgables.com) (305) 460-5245.

Owner - Ana Lourdes LAM

Code Enforcement Officer Selva

**Continued prior to hearing**

NOVI-22-03-0 255 Giralda Avenue  
272

Violation Description - Condition of commercial property(a) - Sec. 105-29. Condition of commercial property (a)The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Artificial decorative flowers placed up without approval and permits. Dead tree on the property.

Remedy: Comply with Sec. 105-29(a) Obtain approval and permits for the artificial decorative flowers or must be removed. Remove dead tree from the property

Owner - Stiles Property Manager or Giralda Complex LLC

Code Enforcement Officer Quintna

**Complied prior to hearing**

[NOVI-22-05-0](#) 5915 Ponce de Leon Blvd.  
[411](#)

Violation Description - Condition of commercial property - Alleys, swale and amp; ROW to be kept clean and mowed - Sec 105-29. Condition of commercial property (s) The exterior of all commercial property shall be maintained so as to prevent deterioration or blight from inadequate maintenance.

Lack of landscaping.

Remedy - Comply with Sec. 105-29(a) Must repair/add landscaping.  
Comply with City Code section 62-151 - Must clean sidewalk.

Owner - Patience P. Flick or  
Plumer Properties LTD. PRTNSHP

Code Enforcement Officer Quintana

**Continued**

[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

**Complied prior to hearing**



[NOVI-22-08-1](#) 2700 Ponce de Leon Blvd.  
[132](#)

Violation Description - Uncompleted Building - Section 14-2017. Building permit

D. Incomplete buildings. No building not fully completed in substantial compliance with plans and specifications upon which a building permit was issued shall be permitted to be maintained on any land for more than one (1) year after the commencement of erection of any building, addition or renovation. A building site inspection shall be conducted six (6) months after the commencement of construction at which time evidence that work is proceeding shall be provided by the contractor. Work shall be considered to have commenced and be in active progress when, in the opinion of the Building and Zoning Director, a full complement of workmen and equipment is present at the site to diligently incorporate materials and equipment into the structure throughout the day on each full working day, weather permitting. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due to an injunction or other court order

Building process has not commenced and has had no permit inspections in over 6 months, permit is expired.

Remedy - Comply with Section 14-202.7(D) extended permit has expired/building has not commenced and has had no inspections in over 6 months. Must renew permit and complete building and inspection process.

Owner - Pablo Rodriguez or MMSDDR Ponce LLC

Code Enforcement Officer Quintana

**Guilty/7 days to obtain report from structural engineer and supply to city/Complete work by April 2, 2023/Immediate fine of \$1000.00 a day/\$108.75 Administrative Fee**

[NOVI-22-05-0](#) 658 Bird Rd.  
[437](#)

Violation Description - Section 105-278 - Floors, walls, ceilings and roof 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.

Roof in disrepair. Has a tarp on roof for over a year. Soffits and overhangs have dry rot. Walls, overhangs, soffits and brick walls and planter are dirty and discolored, front walkway tile broken or missing.

Remedy - Must repair damaged roof, overhangs and soffits. Must pressure wash all walls, soffits, overhangs and walkways. Paint where necessary. Repair broken tile walkway. Must obtain all necessary permits and approvals to complete work.

Owner - 658 Bird LLC

Code Enforcement Officer Vilato

**Guilty/30 days to correct violation or \$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-05-0](#) 639 Velarde Avenue  
[421](#)

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.

Installing french doors on front of house and windows on second floor facing east.

Remedy - Must obtain all permits and approvals.

Owner - Zonia L. Del Portillo

Code Enforcement Officer Vilato

**Guilty/30 days to apply for permit/\$150.00 a day fine/\$108.75 Administrative Fee**

[NOVI-22-04-0](#) 1545 Urbino Avenue  
[167](#)

Violation Description - 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.

Roof is dirty.

Remedy - Must pressure wash roof.

Owner - Antonia B. Hernandez &

Code Enforcement Officer Vilato

**Guilty/30 days to clean roof/\$150.00 a day fine/\$108.75 Administrative Fee**

NOVI-22-05-0 1525 Ancona Avenue  
357

Violation Description - Chapter 105, Article V, Division 5, Sec. 105-278. - Floors, walls, ceilings and roofs of every structure used for human habitation shall be structurally sound, and maintained in a clean 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.

Remedy - Must pressure wash roof, walls, fascia, overhang, garage door, walkways and sidewalks. Repair damaged fascia and paint. Must repair rain gutter. Must obtain all approvals and permits necessary to complete work.

Owner -OG Group LLC

Code Enforcement Officer Vilato

**Guilty/30 days/\$150.00 a day/\$108.75 Administrative Fee**

NOVI-22-04-0 515 Loretto Avenue  
042

Violation Description - Chapter 105, Article V, Division 5, Sec. 105-278. - Floors, walls, ceilings and roofs  
Code Enforcement Officer Comments: Roof is in dirty and in disrepair with blue tarp on it.

Remedy - Must repair or replace roof. Roof must be pressure cleaned. Must obtain all approvals and permits to complete work.

Owner - Christina E. Fong

Code Enforcement Officer Vilato

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

[NOVI-22-05-0](#) 458 Loretto Avenue  
[451](#)

Violation Description - Section 105-278 - 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.

Remedy - Must pressure wash walls, walkways and roof. Must paint walls. Must repair fence. Must repair driveway ribbons. Must obtain all permits and approvals necessary to complete work.

Owner - Blanca I Franco

Code Enforcement Officer Vilato

**Guilty/6 months to fix fence/\$150.00 a day/Administrative Fee waived**

[NOVI-22-05-0](#) 434 Loretto Avenue  
[448](#)

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.

Installed white metal picket fence at rear of property without a permit.  
Installed artificial turf on west side of driveway without a permit.

Remedy - Must obtain all approvals and permits for work completed.

Owner - Patrick Duquenne

Code Enforcement Officer Vilato

**Continued at Board for 90 days**

**CONTINUED CASES****HISTORIC CASES**

[NOVI-22-05-0536](#) 516 Navarre Avenue

Violation Description - 62-58 City Code - 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 convictions shall be punished as provided in section 1-7 for each offense.

Gravel installation on city swale without a permit.

Remedy - Must obtain a public works permit.

Owner - Dagoberto Cabral Jr.

Code Enforcement Officer Garcia

**Guilty/30 days to pull permit/\$150.00 a day/\$108.75 Administrative Fee**

[CE303194-060821](#)

638 Alhambra Circle

*Status to be provided*

*7/20/22 Guilty/90 days/\$150.00 a day fine/\$108.75 Administrative Fee*

*6/15/22 Continued at Board*

Violation Description - MIN- Property is in need of maintenance. Walls, roof and front steps are in need of cleaning. Front door and garage door are both in disrepair.

WWP- Window on 2nd floor East side has been changed without permit.

Remedy - Clean roof, walls and steps. repair and/or replace front door and garage door with permit.

Obtain "after the fact" permit for replaced window.

Owner - Barbara Saenz

Code Enforcement Officer Schwartz

**Case closed at Board.**

**STATUS**

CE299986-02

0821/NOV122-

05-0524

1221 Milan Avenue

*Requesting Extension of Time*

*3/16/22 CEB Guilty/90 days/\$150.00 a day/\$108.75 Admin. fee*

*Requesting Extension of Fines*

Violation Description- WWP- Exterior work on side of property including concrete (elevated patio), 4x4 posts and lighting without required permits.

\* Also to include front addition done without permit.

Remedy- STOP ALL WORK - Must obtain "after the fact" permit for new work, and or demolish with required permit.

Owner- PETER A SALIAMONAS &W ANNE S

Code Enforcement Officer Schwartz

Continued to January - no fines pause as of today.

**ADJOURNMENT**