

City of Coral Gables

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



Agenda - Final

Wednesday, April 19, 2023

8:30 AM

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

City Hall, Commission Chambers

Code Enforcement Board

*Chairperson Andres Murai, Jr
Vice Chairperson George Kakouris
Board Member Ignacio Borbolla
Board Member Maria Cruz
Board Member Jeffrey Flanagan
Board Member J.M. Guarch, Jr.
Board Member Christopher Zoller*

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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF MINUTES

N/A

D. PUBLIC HEARING

SWEARING IN OF INTERESTED PARTIES

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

E. NEW CASES

[NOVI-22-12-1](#) 7111 Los Pinos Blvd.
[649](#)

Violation Description - Trees/shrubbery extending over canal prohibited - Sec. 86-118. - Trees or shrubbery extending over canal prohibited. It shall be unlawful for any owner or owners of any lot, parcel or tract of land abutting a canal within the city to permit trees or shrubbery to extend over such canals as to constitute a nuisance. (Code 1958, § 7-31; Code 1991, § 14-106; Code 2006, § 86-118; Ord. No. 2075, § 1, 2-12-1974; Ord. No. 2090, § 1, 4-23-1974)

Code Enforcement Officer Comments: Trees/shrubbery extending over canal prohibited - Trees or shrubbery (Mangroves) extending over canal prohibited. It shall be unlawful for any owner or owners of any lot, parcel or tract of land abutting a canal within the city to permit trees or shrubbery to extend over such canals as to constitute a nuisance. --MUST GET APPROVAL FROM DERM TO CUT AND MAINTAIN MANGROVES. (MIAMI DADE DERM 305-372-6789 DERM@MIAMIDADE.GOV)

Remedy - Comply with City Code section 86-118. Trees/shrubbery extending over canal prohibited - Trees or shrubbery (Mangroves) extending over canal prohibited. It shall be unlawful for any owner or owners of any lot, parcel or tract of land abutting a canal within the city to permit trees or shrubbery to extend over such canals as to constitute a nuisance. --MUST GET APPROVAL FROM DERM TO CUT AND MAINTAIN MANGROVES. (MIAMI DADE DERM 305-372-6789 DERM@MIAMIDADE.GOV)

Owner - Kim Hughes Trs.

Code Enforcement Officer Roman

[NOVI-22-05-0](#) 132 Paloma Avenue
[335](#)

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: Installed artificial turf without approval and permit.

Remedy - Comply with section 14-202.8. Must obtain approval and permit or remove.

Owner - Cedric Meeschaert

Code Enforcement Officer Delgado

[NOVI-22-03-0](#) 144 Paloma Avenue
[244](#)

Violation Description - Zoning Code Article 14, Section 14-202.8 Zoning Permit

Code Enforcement Officer Comments: Artificial turf installed without approval and permit.

Remedy - Must obtain a permit.

Owner - Emil Botvinnik

Code Enforcement Officer Delgado

[NOVI-22-06-0](#) 100 Edgewater Drive Unit 219
[678](#)

Violation Description - Expired Building Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes. The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105.4.1.1- If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: EXPIRED PERMIT: ME-16-03-7013
(REPLACE 2.5 TON A/C UNIT AND AIR HANDLER)

Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Juan Rico-Lopez & w/Josefa

Code Enforcement Officer Selva

[NOVI-22-09-1](#) 103 Romano Avenue
[338](#)

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: Garage door in disrepair.

Remedy - Must repair garage door and paint same color. Must obtain all permits and approvals needed to complete work.

Owner - Melvin Perez

Code Enforcement Officer Selva

[NOVI-22-06-0](#) 600 Biltmore Way Unit 1204
[739](#)

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-15-11-6075

Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Jose More

Code Enforcement Officer Selva

[NOVI-22-03-0](#) 13637 Deering Bay Drive Unit 241
187

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(s): BL-16-03-6057
"COMMERCIAL INTERIOR ALTERATIONS & REPLACE FLOORING"

Remedy - Please renew/re-activate the permit(s) in order to call for final pending inspection(s). Inspections must be approved, in order for the permit(s) and violation to close. If you require further assistance, please contact: Antonio Silio at 305-460-5206/asilio@coralgables.com OR Jorge Pino/Mobile Permit Coordinator at 305-460-5272/jpino@coralgables.com OR Development Services at 305-460-5245/building@coralgables.com

Owner - Brickell One LLC

Code Enforcement Officer Selva

[NOVI-22-11-1](#) 1510 Mercado Avenue
[565](#)

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: Installed AC mini split on east side of house on the wall, without a permit

Remedy - Comply with section 14-202.8 Must obtain and after the fact permit for AC installation.

Owner - Ofelia M. Hudson

Code Enforcement Officer Vilato

[NOVI-22-10-1](#) 4001 Red Rd.
[448](#)

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: Roof, walls, driveway, perimeter wall, walkways are dirty. Broken planter by front door.

Remedy - Must wash roof, walls, driveway, perimeter wall. Must repair damaged planter. Paint where needed. Must obtain all permits and approvals to complete work.

Owner - Preston W. Spruance

Code Enforcement Officer Vilato

[NOVI-22-04-0036](#) 1510 Sarria Avenue

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

Code Enforcement Officer Comments: Painting roof, walls and garage door without a color pallet approval. Removal of the "Porte co chere/carport without a permit". Removal of stone facade and re-stucco to a smooth finish without a permit. Installation of concrete steps in the front entry without a permit.

Remedy - Must obtain after the fact permit for work completed. Comply with City Code section 105-26.

Owner - Arnaldo Andres Lopez

Code Enforcement Officer Vilato

[NOVI-22-06-0812](#) 1114 S. Dixie Hwy.

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

Code Enforcement Officer Comments: Installing new roof without a permit.

Remedy - Must obtain after the fact permit for roof install.

Owner - GEM Pyramid LLC

Code Enforcement Officer Vilato

[NOVI-22-11-1](#) 1248 Milan Avenue
[544](#)

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: Gravel installation on private property without a permit

Remedy - Must obtain an after the fact permit.

Owner - Linda Lee Stevens

Code Enforcement Officer J. Garcia

F. CONTINUED CASES

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

Violation Description - Permits generally (c) - Tree Abuse - Sec. 82-29. - Permits generally. (c)Tree abuse. Tree abuse is prohibited and shall constitute a violation of this section. Any act of tree abuse that renders a tree nonviable or effectively destroyed shall constitute "effective removal" and shall compel the owner to fully comply with the terms of this article as if the tree was removed prior to issuance of a permit. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017)

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

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

Owner - Juan Gaitan

Code Enforcement Officer Vilato

G. HISTORICAL CASES

[NOVI-23-02-1](#) 1107 Alhambra Circle
[836](#)

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: Structure built in rear of property without approval or permits. Air conditioner installation without a permit.

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

Owner - Virginia Sosa

Code Enforcement Officer Garcia

H. STATUS

[CE289688-112](#) 422 Catalonia Avenue
[519](#)

Appealing the Notice of Intent

Case transferred to EnerGov NOVI-22-05-0426

Violation Description - Roof is in disrepair and has large tarp with sandbags.

Remedy - Must obtain re roof, or repair permit.

Owner - Gonzalo Goicochea

Code Enforcement Officer Juan Garcia

NOVI-22-09-1 134 Florida Avenue
340

4/19/23 To Appear on Non-Compliance

***1/18/23 Guilty/60 days to conditions/#150.00 a day fine/\$108.75
Administrative Fee***

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 on www.ProChamps.com <<http://www.ProChamps.com>>.
2. Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Section 14-202.7(A)(1) of the City Zoning Code; to wit: Replacement of wood siding without the necessary development approvals, including, but not limited to, building permits.
3. Sections 248, 249, 250, 252, 253, 255, 275, 278, and 281 of Chapter 105, Minimum Housing Code, of the City Code to wit: Failure to maintain the structure by allowing: walls, floors, porch, and roof to fall into disrepair, some siding is loose; roof is not weathertight, windows are damaged and porch window is boarded; structural supports, walls, and roof are not sound; front steps are dirty; and house has termite infestation (see engineer's Structural Inspection Report of 10-19-21).
4. Subsections 8-108(b), (c), (d), (e), (f), (g), and (i) of the City Zoning Code, to wit: Demolition by neglect of an historic structure; as set forth above and as applicable; to wit:
 - b. Deteriorated or inadequate foundations;
 - c. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
 - d. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
 - e. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
 - f. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
 - g. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundations, including lack of paint or weathering due to lack of paint or other protective covering; and
 - i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight.

Remedy -

1. Register the property as vacant and apply for, obtain, and pass final inspection on all required permits to maintain the property
2. Apply for, obtain, and pass final inspection on all required after-the-fact development approvals, including, but not limited to,

building permits, to legalize or remove all work done without a permit, as applicable

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

Owner -

134 FLORIDA LLC

C/O ALEX PAVLOVSKY

REGISTERED AGENT

Code Enforcement Officer Schwartz

I. ADJOURNMENT