

City of Coral Gables

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



Agenda

Wednesday, June 21, 2023

8:30 AM

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

City Hall, Commission Chambers

Code Enforcement Board

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

CALL TO ORDER

ROLL CALL

PUBLIC HEARING

APPROVAL OF THE MINUTES

NEW CASES

[NOVI-22-12-1](#) 438 Navarre Avenue
[600](#)

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: Dirty walls, dirty roof, overgrown vegetation, broken soffit.

Remedy - Must clean walls, clean roof, must remove all overgrown vegetation. Must repair broken soffit.

Owner - Chrysostomos Gavatides & w/Panagiota Gavatides

Code Enforcement Officer Garcia

NOVI-22-07-0 6670 Riviera Drive
880

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: Permit PW-17-07-1251 was issued and has expired but was not finalized. Work was completed

Remedy - Must re-activate permit, obtain all pending inspections and finalize permit.

Owner -Robert W. Rust

Code Enforcement Officer Garcia

NOVI-22-12-1 1586 S. Dixie Hwy.
657

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- Installed signs (Johnny Pappagallo Italian Tavern), new lighting, commercial cameras, recover awning, artificial grass, wooden planters (enclosed entrance of building), outside seating, installed wooden platform/deck, re-arranged parking lot /spaces (S. Dixie Hwy side). Added- Installation of decal signs on windows and doors without approval and permit.

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

Owner - DUNVEGAN1 LLC
Valencia Registered Services, LLC Valencia Registered Services, LLC

Code Enforcement Officer Roman

[NOVI-22-10-1](#) 171 Edgewater Drive
454

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 performed without approval or permit. Installation of rocks in front of property.

Remedy - Must obtain all necessary permit(s) or resod front of property as before.

Owner - Juan Carlos Almagro

Code Enforcement Officer Roman

[NOVI-23-03-1](#) 417 Santander Avenue
[892](#)

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, interior renovations, including electrical, mechanical, plumbing, and structural.

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

Owner - Denis Xavier Vanegas

Code Enforcement Officer Schwartz

[NOVI-23-03-1](#) 4019 Le Jeune Rd.
910

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 canopy/awning in rear of restaurant. Artificial turf installed and lighting.

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

Owner - EWM LLC

Code Enforcement Officer Schwartz

NOVI-22-06-0 115 George Allen Avenue
682

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

Code Enforcement Officer Comments: EXPIRED PERMIT:
ME-18-03-4580 "EXACT AC CHANGE OUT".

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 - Mega 2021 Investment LLC

Code Enforcement Officer Selva

[NOVI-22-11-1](#) 2915 Coconut Grove Drive
[515](#)

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Code Enforcement Officer Comments: Chain link fence and awnings in disrepair.

Remedy - Must repair awning. Must repair chain link fence. Must obtain any and all necessary permits and inspections.

Owner - Orlando De J Capote

Code Enforcement Officer Selva

CONTINUED CASES

HISTORIC CASES

[NOVI-22-12-1](#) 1341 Obispo Avenue
610

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: Dirty walls, sections of wall missing paint , plastic tarp on roof and walls in rear of property.

Remedy - Must clean walls, must paint sections where paint is missing with paint to match existing color, must remove plastic tarp and make all necessary repairs. Must obtain all necessary permits and inspections.

Owner - Wilmington Savings Fund

Code Enforcement Officer Garcia

STATUS CASES

ADJOURNMENT