

City of Coral Gables

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



Meeting Minutes

Wednesday, May 21, 2025

8:30 AM

City Hall, Commission Chambers

Code Enforcement Board

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

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

CALL TO ORDER

ROLL CALL

Board Member Armando Bucelo was appointed in June and was not part of this meeting.

Present: 6 - Board Member Correa, Chairperson Murai Jr, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

Absent: 1 - Board Member Bucelo

APPROVAL OF THE MINUTES

PUBLIC HEARING

NEW CASES**NOVI-25-03-9 630 SAN JUAN DR
385**

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 - Attain after the fact permit for replacement of windows and door.

Remedy - Cease and desist all un permitted work. Must obtain after the fact permit.

Owner - ROBERTO ANEZ &W MERCEDES J

Code Enforcement Officer Luzarraga

Guilty / 30 days to obtain permit / 60 days to close / \$150 daily running fine / \$108.75 administrative fee.

NOVI-24-12-8 1240 SAN REMO AVE
624

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 - Improper pruning of tree on city right of way as per City Arborist.

Remedy - Comply with City Section 82-29 - obtain after-the-fact permit for pruning of city tree; obtain certified arborist report to determine viability of tree and prescription. Contact Public Works Greenspace Department for guidance at PWGreenspace@coralgables.com or call 305-460-5131.

Owner MARCEL PIERSON

Code Enforcement Officer Luzarraga

Guilty / Obtain after the fact permit / \$750 fine.

NOVI-25-02-8 145 MADEIRA AVE
811

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 includes roof repair.

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

Owner - MADEIRA LLC

Code Enforcement Officer Young

This Code Enforcement Board Violation was Dismissed

CG311-24-09- **1411 PIZARRO ST**
26

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/ installation of gas tanks and a gas generator.

Remedy - Must obtain all necessary after the fact permits, obtain approval and final inspection.

Owner - LUIS E MEJER & W CONSUELO

Code Enforcement Officer Young

**Guilty / 90 days to obtain permit and close / \$250 daily running fine/
Administrative fee waived.**

NOVI-23-09-3 6946 SUNRISE CT
241

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 - Statue installation in rear of property without permit

Remedy - Obtain after the fact permit or remove

Owner - WALTER KOLM

Code Enforcement Officer Casimir

Guilty / 30 days to apply and obtain permit or remove / \$150 daily running fine/ \$108.75 administrative fee.

NOVI-24-12-8 5000 RIVIERA DR
566

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 - The roof has been painted black, a deck with glass railings has been built, and a gazebo has been constructed. None of these modifications were done with the necessary permits or approvals.

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

Owner - OLYMPUS HOME NETWORK INC

Code Enforcement Officer Casimir

Guilty / 180 days to obtain permit and close / \$150 daily running fine/ \$108.75 administrative fee.

NOVI-24-02-4 6901 E EDGEWATER DR
981

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 - Pergola structure built on the roof with sun shade canopy without a permit

Remedy - Must remove and or must obtain all necessary permits.

Owner - C/O South Florida Condominium Management Inc. or R/A:
SKRLD, INC.

Code Enforcement Officer Casimir

**Guilty / 30 days to obtain permit / 60 days to close / \$250 daily running fine/
\$108.75 administrative fee.**

Yeas: 5 - Board Member Correa, Board Member Kakouris, Vice Chairperson Guarch Jr., Board Member Flanagan and Board Member Cruz

Absent: 1 - Board Member Bucelo

Abstentions: 1 - Chairperson Murai Jr

[NOVI-24-03-6](#) **12937 RED RD**
[076](#)

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 fence on east side of property and in front of property, installed artificial turf in front yard, side yard and back without a permit.

Remedy - Comply with Section 14-202.8. Must obtain an after-the-fact permit for the fence and artificial turf installation.

Owner - ERNESTO MARIO PLATA PEREZ

Code Enforcement Officer Vilato

This Code Enforcement Board Violation was Complied prior to hearing

NOVI-25-01-8 1071 SAN PEDRO AVE
749

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 - Cut a city Live Oak on the right of way without a permit

Remedy - Comply with Section 82-29. Must obtain a after the fact permit for cutting of the city tree. Must submit a certified arborist report as to the viability of the tree after cutting and any prescription necessary. Must contact Coral Gables Green space for additional requirements at 305-460-5000.

Owner - LEYVIS T QUINTANA

Code Enforcement Officer Vilato

Property owner absent.
Guilty / Obtain after the fact permit / \$500 fine.

NOVI-25-01-8 23 TAHITI BEACH ISLAND RD
665

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 - Artificial turf installed in front yard without a permit.

Remedy - Comply with Section 14-202.8

Owner - IVAN A HERRERA

Code Enforcement Officer Vilato

Guilty / 180 days to obtain permit / \$150 daily running fine/ \$108.75 administrative fee.

[NOVI-24-05-7](#) **5275 OAK LN**
[481](#)

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 in front yard without a permit.

Remedy - Installed artificial turf in front yard without a permit.

Owner - DAVID W & JULIA R BIANCHI (TRUST)

Code Enforcement Officer Vilato

Guilty / 180 days to obtain permit / \$150 daily running fine/ \$108.75 administrative fee.

NOVI-24-01-4 6865 SUNRISE TER
353

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
POSP-22-07-0173 POOL RENOVATION

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/ developmentsservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ jpino@coralgables.com

Owner - MIRTHA M DAVIS & AIMEE J DAVIS &

Code Enforcement Officer Ramos

Guilty / 30 days to obtain permit / 90 days to close / \$150 daily running fine/ \$108.75 administrative fee.

NOVI-24-03-6 828 SAN PEDRO AVE
359

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-14-03-2161 SWIMMING POOL & SPA

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 - WILLIAM HERNANDEZ

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Continued prior to hearing

[NOVI-24-02-5](#) **36 ANTILLA AVE**
[224](#)

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.

Code Enforcement Officer Comments - PLANTERS ARE DIRTY AND DRIVEWAY/ WALKWAY IN DISREPAIR

Remedy - PLEASE CLEAN BRICK PLANTERS AND REPAIR DRIVEWAY AND WALKWAY.

Owner - 90 SW 8 ST ENTERPRISES INC

Code Enforcement Officer Ramos

Guilty / 30 days to apply for permit / 90 days to close / \$250 daily running fine/ \$108.75 administrative fee.

CONTINUED CASES**HISTORIC CASES****NOVI-24-01-4 3621 MONSERRATE ST
240**

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
POSP-22-07-0183SWIMMING POOL

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/ developmentsservices@coralgables.com or Jorge Pino/Mobile Permit Coordinator at 305-460-5272/ jpino@coralgables.com

Owner - JEFFREY N MCCULLOUGH

Code Enforcement Officer Ramos

This Code Enforcement Board Violation was Continued prior to hearing

STATUS CASES**NOVI-24-03-6 6710 LE JEUNE RD (HISTORIC)
077**

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 to include but not limited to new windows installed before obtaining a permit.

Remedy - MUST OBTAIN ALL APPROVALS AND PERMITS TO INCLUDE A HISTORICAL REVIEW.

Owner - GEORGE T PALLAS

Code Enforcement Officer Casimir

No action - Case was re-heard at CEB hearing, no action was taken, fines running. Lien process will continue.

DISCUSSION ITEMS

There was not discussion.

ADJOURNMENT

NOTE