

# City of Coral Gables



## Marked-Up Agenda - Final

Wednesday, April 15, 2026

8:30 AM

2151 Salzedo Street, Coral Gables, FL 33134

Police and Fire Headquarters, Community Meeting Room

### 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>

**CALL TO ORDER**

**ROLL CALL**

**This was Approved on Consent Agenda**

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

**Excused:** 2 - Chairperson Murai Jr and Board Member Cruz

**PUBLIC HEARING**

**NEW CASES**

[NOVI-26-02-126](#) **2217 RED ROAD**  
[02](#)

**Violation Description** - Permits generally 82-29(a) - Tree Permit Required - Sec. 82-29. - Permits generally. (a)Required. No person shall, unless otherwise permitted by the terms of this article, directly or indirectly modify, cut down, destroy, remove or move, or effectively destroy through damaging, or authorize the modifying, cutting down, destroying, removing, moving or damaging of any tree without first obtaining a permit under this article. No city official shall issue a permit provided for herein in violation of the requirements of this article. (Ord. No. 2017-45, § 2(Att. A), 12-5-2017).

**Code Enforcement Officer Comments** - Live Oak improperly pruned.

**Remedy** - Must obtain an after the fact permit for improper pruning of live oak. Must submit an arborist report by an ISA certified arborist as to the viability of the tree after pruning and any needed prescription. For more information contact Coral Gables Green Space 305-460-5196. Obtain all necessary permits as per Chapter 82-29(a)

**Owner** - VICIENTE B CHIONG TRS, VINCENTE B CHIONG AND VIOLETA B CHIONG JOINT TRUST, & VIOLETA B CHIONG TRS

**Code Enforcement Officer Kostic**

**Guilty / \$5,000.00 immediate flat fine / 30 days to obtain & close after-the-fact permit including mitigation process / \$150 daily running fine thereafter & \$108.75 Administrative Fee.**

[NOVI-25-10-119](#) **7801 LOS PINOS BOULEVARD**  
[17](#)

**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, electrical work, light fixture repair/replacement, and front door replaced.

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

**Owner** - FN LOS PINOS LLC or R/A: Jorge Moran

**Code Enforcement Officer Selva**

**Guilty / 30 days to obtain & close all necessary permit(s) / \$150 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-25-09-116](#) **4705 GRANADA BOULEVARD**  
[98](#)

**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 seven Live Oaks on city right of way without approval or permits.

**Remedy** - Obtain all necessary permits as per Chapter 82-29 -Must obtain a after the fact permit for cutting of city tree must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

**Owner** - Valentin Lopez & Cristina Conte Musibay

**Code Enforcement Officer Selva**

Complied prior to hearing.

[NOVI-25-12-121](#) 3145 SEGOVIA STREET  
[44](#)

**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 2 trees on city right of way without approval or permits.

**Remedy** - Obtain all necessary permits as per Chapter 82-29 -Must obtain a after the fact permit for cutting of city tree(s) must submit a arborist report by a ISA certified arborist as to the viability of the tree after cutting and any needed prescription for more information contact Coral Gables Green Space 305-460-5196.

**Owner** - Mabelp Lara

**Code Enforcement Officer Selva**

**Guilty/ Immediate flat fine of \$2,000.00 for improper pruning of two city trees (\$1,000.00 per tree) & \$108.75 administrative fee.**

[NOVI-26-02-126](#) 3894 SW 8TH STREET  
[16](#)

**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** - Failure to maintain commercial property, to wit: allowing exterior building surfaces to have chipping, pitting, cracking, discoloration, peeling or fading.

**Remedy** - Apply for, obtain, and pass final inspection on all required permits, including, but not limited to, a color palette approval, to maintain the building on the property and remove any chipping, pitting, cracking, discoloration, peeling or fading on the building's exterior surfaces, and correct any violations that do not require permits.

**Owner** - MANHATTAN LAND HOLDINGS CORP or R/A: Valerie Valerio

**Code Enforcement Officer Sole**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

The Respondent shall correct the violations as set forth below.

The Respondent shall, within 7 days of the date of the order, register the Property as vacant property on the City's Abandoned Property Registry.

The Respondent shall, within 30 days of the date of this Order, apply for all development approvals, including, but not limited to, building permits, required to correct all violations that require permits (i.e.: painting and repair of the commercial structure as described above, including specifically BLBD-24-08-2764 for facade renovations to the existing property with interior alterations, BLDB-24-12-3085, and TMPC-24-03-0184) ("Permits")

The Respondent shall obtain the Permits within 60 days of the date that the City notifies the Respondent that the Permits are ready (i.e. in "Approved/Pay Fees" status) and in any event, within 60 days of the date of this Order. However, the Respondent shall provide a detailed update regarding the status of the plans within 30 days of the date that the Respondent applies for the Permits, which shows that the Respondent's design professionals are actively working on any revisions and expect to obtain the Permits by the deadline.

The Respondent shall make substantial progress on the permit application and the work authorized by the permit application to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.

The Respondent shall pass final inspection on all Permits within 150 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 180 days from the date of the Order.

The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to this Order.

The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections. In the event of non-compliance by the Respondent, a fine of \$250 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.

The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.

The Respondent shall pay the administrative costs for the hearing of \$108.75.

If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent must notify Code Enforcement Officer Salvador Sole, 305 773-0274, [ssole@coralqables.com](mailto:ssole@coralqables.com), who will inspect the property and verify either compliance or non-compliance.

[NOVI-26-02-126](#) 3894 SW 8TH STREET[17](#)

**Violation Description** - Uncompleted Building - Section 14-202.7. 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.

**Code Enforcement Officer Comments** - Structure remains incomplete.

**Remedy** - Pass final inspection on all required permits to remove or complete the work, as applicable.

**Owner** - MANHATTAN LAND HOLDINGS CORP or R/A: Valerie Valerio

**Code Enforcement Officer Sole**

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The Respondent shall obtain the Permits within 60 days of the date that the City notifies the Respondent that the Permits are ready (i.e. in "Approved/Pay Fees" status) and in any event, within 60 days of the date of this Order. However, the Respondent shall provide a detailed update regarding the status of the plans within 30 days of the date that the Respondent applies for the Permits, which shows that the Respondent's design professionals are actively working on any revisions and expect to obtain the Permits by the deadline.

The Respondent shall make substantial progress on the permit application and the work authorized by the permit application to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.

The Respondent shall pass final inspection on all Permits within 150 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 180 days from the date of the Order.

The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to this Order.

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Upon complying, the Respondent must notify Code Enforcement Officer Salvador Sole, 305 773-0274, [ssole@coralqables.com](mailto:ssole@coralqables.com), who will inspect the property and verify either compliance or non-compliance.

[NOVI-26-02-126](#) 3894 SW 8TH STREET  
[19](#)

**Violation Description** - Registration of abandoned real property; Section I - (l)The owner of abandoned real property that is not in default of a mortgage and that is required to register because the property is blighted property or the city has cited the property for a violation of the applicable codes shall register the property within ten days of the property becoming abandoned real property or blighted property as defined by this article. The owner shall register the property as provided in this section, except that the owner need only provide the contact information for the owner and any property management company. The abandoned real property described in this subsection shall remain under the annual registration, inspection, security and maintenance requirements of this article during the registration period. The owner shall renew the registration and the property shall remain subject to the requirements of this article for each additional year in which the property constitutes blighted property or if the city cites the property for a violation of the applicable codes at any time during the annual registration period. For additional information please refer to Chapter 34, Article VII, Sec. 34-202

[https://library.municode.com/fl/coral\\_gables/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH34NU\\_ARTVIIABREPR\\_S34-202REABREPR](https://library.municode.com/fl/coral_gables/codes/code_of_ordinances?nodeId=PTIICOOR_CH34NU_ARTVIIABREPR_S34-202REABREPR)  
(Code 2006, § 34-165; Ord. No. 2011-07, § 2(34-65), 6-7-2011; Ord. No. 2014-04, § 2, 3-11-2014; Ord. No. 2018-20, § 2, 6-12-2018).

**Code Enforcement Officer Comments** - The property is vacant and has been cited for code violation(s). (See NOVI-26-02-12616 and NOVI-26-02-12617). Therefore, the owner must register the property on the City's Abandoned Property Registry, pursuant to Section 34-202(l) of the City Code.

**Remedy** - Register the property on the City's Abandoned Property registry at  
<https://vacantpropertiesg3gxchengmd9cwgq.eastus-01.azurewebsites.net>.

**Owner** - MANHATTAN LAND HOLDINGS CORP or R/A: Valerie Valerio

**Code Enforcement Officer Sole**

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Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

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The Respondent shall make substantial progress on the permit application and the work authorized by the permit application to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.

The Respondent shall pass final inspection on all Permits within 150 days of the date that the City notifies the Respondent that the Permits are ready to be picked up and, in any event, no later than 180 days from the date of the Order.

The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to this Order.

The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections. In the event of non-compliance by the Respondent, a fine of \$250 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.

The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans

have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.

The Respondent shall pay the administrative costs for the hearing of \$108.75.

If the Respondent does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent must notify Code Enforcement Officer Salvador Sole, 305 773-0274, [ssole@coralqables.com](mailto:ssole@coralqables.com), who will inspect the property and verify either compliance or non-compliance.

**STATUS CASES**

[NOVI-22-08-113](#) **2700 PONCE DE LEON BOULEVARD**[2](#)

*(Status hearing rescheduled from April 15th, 2026 CEB to May 20th, 2026 CEB).*

*(Status hearing rescheduled from March 11th, 2026 CEB to April 15th, 2026 CEB).*

*(Requested second administrative hearing in response to Notice of Intent to Lien dated to January 16th, 2026).*

*(Previous Board Findings - 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 (10/19/2022)).*

**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.

**Code Enforcement Officer Comments** - Building process has not commenced and has had no permit inspections in over 6 months, permit is expired.

**Remedy** - N/A.

**Owner** - Pablo Rodriguez or MMSDDR Ponce LLC

**Code Enforcement Officer Sole**

A motion was made by Board Member Bucelo, seconded by Board Member Flanagan, that this motion be Continued . The motion passed by unanimous vote.

[NOVI-23-12-417](#)

[3](#)

### 300 MENDOZA AVENUE

(Previous Board Findings: Guilty/90 days to comply/\$250.00 a day/\$108.75 Administrative Fee - (2/14/2024)).

**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 mini split air conditioning units without approval and permit.

**Remedy** - N/A .

**Owner** - BUILDING 300 LLC or R/A: Legalcorp Solutions LLC  
Legalcorp Solutions LLC

### Code Enforcement Officer Sole

**Current Enforcement Actions** stay in effect. Permits needed to perform work are in final inspections stage.

**HISTORIC PROPERTIES**

[NOVI-26-01-124](#) **134 FLORIDA AVENUE**  
[45](#)

**Violation Description** - Section 8-108 Demolition by neglect - The owner of any building, structure, landscape feature, improvement, site or portion thereof which has been historically designated pursuant to the Historic Preservation provisions of this Article shall be required to properly maintain and preserve such building or structure in accordance with the standards set forth in the applicable sections of the Florida Building Code, and this Article.

1.) It is the intent of this Section to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any historically designated building, structure, landscape feature, improvement, site or portion thereof. All such properties, building and structures shall be maintained in accordance to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following: a. Deteriorated and decayed facades or façade elements, facades which may structurally fail and collapse entirely or partially; 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; h. Any structure which is not properly secured and is accessible to the general public; i. Any fault or defect in the property that renders it structurally unsafe or not properly watertight; and j. The spalling of the concrete of any portion of the interior or exterior of the building.

2.) A City code enforcement official who finds a violation of this Section shall issue a written warning to the violator to immediately correct the violation. If any building, structure, landscape feature, improvement, site,

or portion thereof which has been historically designated pursuant to the Historic Preservation provisions, in the opinion of the Historic Preservation Board, or the Historic Preservation Officer in this Article, or the City's Building Official, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, the Historic Preservation Officer or the City's Building Official shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours notice to the owner of intent to inspect. In the event the property owner refuses entry of any City official onto the subject property, the City may file an appropriate action to allow such officials access to the subject property for an inspection. The City may require that the property owner retain a professional structural engineer with comprehensive experience with historically designated properties registered in the state, to complete a structural evaluation report to be submitted to the City. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior load bearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including holes, punctures, mechanical systems, and/or roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within thirty (30) days of receipt of the report, or within such time as deemed appropriate by the building official, in consultation with the Historic Preservation Officer. Such time may be extended at the discretion of the City's building official, in consultation with the Historic Preservation Officer.

3.) If the owner of the subject property, in the opinion of the City's Building Official and Historic Preservation Officer, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the City may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure or building into compliance with the required minimum maintenance standards herein and seeking civil penalties, such civil action may only be initiated at the discretion of the City Manager or designee. The court shall order an injunction providing such remedies if the City proves that the property owner has violated the required minimum maintenance standards or any

portion of this section or this code.

4.) Any historically designated building, structure, landscape feature, improvement, site, or portion thereof which requires an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

5.) There shall be no variances, by either the Board of Adjustment or the Historic Preservation Board, from any of the provisions contained in this Section, except if the property owner demonstrates to the Board that the required remedial and corrective action would create an unreasonable or undue hardship as described in Section 8-115. C. The ad valorem tax exemption provided for historic properties under Sections 8-118 through 8-120 does not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed or demolished in violation of this Section.

**Code Enforcement Officer Comments** - 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 and 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.

**Remedy** - 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 and 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.

**Owner - AEBP SERVICES CORP or R/A Andres Barboza**

**Code Enforcement Officer Selva**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

The Respondent shall correct the violations as set forth below.

The Respondent shall, within 30 days of the date of the order, apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits, i.e. the violations in paragraphs 2 through 5 above. ("Permits").

The Respondent shall obtain the Permits no later than 30 days from the date of the application for the Permits and, in any event, no later than 60 days from the date of this Order.

The Respondent shall make substantial progress on the work authorized by the Permits to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready (i.e. in "Approved/Pay Fees" status) and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.

The Respondent shall pass final inspection on the Permits within 180 days of the date that the City notifies the Respondent that the Permits are ready and, in any event, no later than 240 days from the date of this Order.

The Respondent shall consistently maintain the Property to avoid any new violations of the City Code. The City shall, nevertheless, provide the Respondent with written notice of any new violations that arise. Any failure to timely correct a new violation shall be cause for denial of an extension request made pursuant to paragraph 10 of this Order.

The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections. In the event of non-compliance by the Respondent, a fine of \$150 per day shall accrue for every day that the non-compliance continues. Once the fines begin to accrue pursuant to this Order, the Respondent must fully comply with this Order for the fines to cease accruing.

The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Respondent and that the Respondent acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the Respondent that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.

The Respondent shall pay the administrative costs for the hearing of \$108.75.

If the Respondent do not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent must notify Code Enforcement Officer Brayan Selva Castillo, 305-569-1808, [abarcenas@coralgabies.com](mailto:abarcenas@coralgabies.com), who will inspect the property and verify either compliance or non-compliance.

[NOVI-26-01-124](#) **134 FLORIDA AVENUE**  
[46](#)

**Violation Description** - Maintenance Requirements Sec 34-203(g) - Sec. 34-203. - Maintenance requirements. (g)Failure of the mortgagee or owner to properly maintain the property may result in a violation of the applicable codes and issuance of a citation or notice of violation/notice of hearing in accordance with chapter 101. Pursuant to a finding and determination by the city's code enforcement board, hearing officer/special magistrate or a court of competent jurisdiction, the city may take the necessary action to ensure compliance with this section. (Code 2006, § 34-166; Ord. No. 2011-07, § 2(34-66), 6-7-2011; Ord. No. 2018-20, § 2, 6-12-2018).

**Code Enforcement Officer Comments** - 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 and 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.

**Remedy** - 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 and 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.

**Owner** - AEBP SERVICES CORP or R/A Andres Barboza

**Code Enforcement Officer Selva**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

The Respondent shall correct the violations as set forth below.

The Respondent shall, within 30 days of the date of the order, apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits, i.e. the violations in paragraphs 2 through 5 above. ("Permits").

The Respondent shall obtain the Permits no later than 30 days from the date of the application for the Permits and, in any event, no later than 60 days from the date of this Order.

The Respondent shall make substantial progress on the work authorized by the Permits to the satisfaction of the Building Official within 30 days of the date that the City notifies the Respondent that the Permits are ready (i.e. in "Approved/Pay Fees" status) and every 30 days thereafter, until the work has passed all required inspections and the Permits have been closed.

The Respondent shall pass final inspection on the Permits within 180 days of the date that the City notifies the Respondent that the Permits are ready and, in any event, no later than 240 days from the date of this Order.

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property of the violator.

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[NOVI-26-01-124](#) **134 FLORIDA AVENUE**  
[48](#)

**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** - 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 and 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.

**Remedy** - 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 and 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.

**Owner** - AEBP SERVICES CORP or R/A Andres Barboza

**Code Enforcement Officer Selva**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

The Respondent shall correct the violations as set forth below.

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The Respondent shall obtain the Permits no later than 30 days from the date of the application for the Permits and, in any event, no later than 60 days from the date of this Order.

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The Respondent shall pass final inspection on the Permits within 180 days of the date that the City notifies the Respondent that the Permits are ready and, in any event, no later than 240 days from the date of this Order.

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[49](#)

**Violation Description** - Condition of commercial property(a)(1) Work without a Permit - 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. 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** - Replacement of wood siding without the necessary development approvals, including, but not limited to, building permits Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 14-202.7(A)(1) and (D), and 14-202.8 of the City Zoning Code.

**Remedy** - 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. Building must be free of any chipping, pitting, cracking, discoloration, peeling or fading.

**Owner** - AEBP SERVICES CORP or R/A Andres Barboza

**Code Enforcement Officer Selva**

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables. It is the Order of this Board, based upon the foregoing:

The Respondent shall correct the violations as set forth below.

The Respondent shall, within 30 days of the date of the order, apply for all development approvals, including, but not limited to building permits, required to correct all violations that require permits, i.e. the violations in paragraphs 2 through 5 above. ("Permits").

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The Respondent shall pay the administrative costs for the hearing of \$108.75.

If the Respondent do not comply within the time specified, a certified copy of

this Order shall be recorded in the Public Records of Dade County and thereafter SHALL CONSTITUTE A LIEN against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent must notify Code Enforcement Officer Brayan Selva Castillo, 305-569-1808, abarcenas@coralgabies.com, who will inspect the property and verify either compliance or non-compliance.

**EXPIRED PERMIT CASES**

[NOVI-26-01-123](#) **1545 CANTORIA AVENUE**  
[41](#)

**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 BLDR-22-11-2507 RE-ROOF TILE -CROWN/ WINDSOR/ CONCRETE SLATE/ COLOR: SMOKED FIRECLAY.

**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** - JVC HOLDINGS INC C/O Boris Rosen CPA

**Code Enforcement Officer Martinez**

**Guilty / 30 days to re-activate and close expired permit(s) / \$150.00 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-26-01-123](#) **1301 GRANADA BOULEVARD**  
[12](#)

**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** - (EXP) Expired Permit ZONR-21-11-0124 CONCRETE PATIO & REAR WALKWAY.

**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** - Arnaldo C. Hernandez

**Code Enforcement Officer Martinez-Mejia**

**Guilty / 30 days to re-activate and close expired permit(s) / \$150.00 daily running fine thereafter & \$108.75 administrative fee.**

[NOVI-26-01-123](#) **1300 PONCE DE LEON BOULEVARD UNIT# 300**  
[01](#)

**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-24-02-2333 Interior remodel of floors, ceilings, bathrooms and kitchen.

**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** - Eduardo Antonio Durazo II

**Code Enforcement Officer Martinez-Mejia**

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

**DISCUSSION ITEMS**

**ADJOURNMENT**

**NOTE**