

City of Coral Gables

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



Meeting Minutes

Wednesday, July 20, 2022

8:30 AM

City Hall, Commission Chambers

Code Enforcement Board

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

CALL TO ORDER

ROLL CALL

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

APPROVAL OF THE MINUTES

PUBLIC HEARING

[CE305414-09](#) 454 Rosaro Avenue
[2321/NOVI22-04-0273](#)

Violation Description - Artificial turf installed without approval and permits.

Remedy - Must obtain permits and all required inspections or remove artificial turf.

Owner - JUAN C COTARELO

Code Enforcement Officer Roman

Guilty/90 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE303883-06](#)
[2521/NOVI22-05-0399](#) 408 Amalfi Avenue

Violation Description- WALKWAY AND DRIVEWAY WITH ROCKS AND GRAVEL ON SWALE ALL INSTALLED WITHOUT APPROVAL OR PERMITS.

Remedy- APPLY FOR APPROVAL AND PERMIT FOR WALKWAY AND DRIVEWAY WITH ROCKS. GET APPROVAL FROM PUBLIC WORKS FOR GRAVEL ON SWALE AND OR REMOVE GRAVEL FROM SWALE.

Owner- RICHARD A MASSA

Code Enforcement Officer Roman

Continued prior to hearing

[CE305417-09](#) 475 Amlafi Avenue
[2321/NOVI-22-](#)
[-04-027](#)

Violation Description - Installation of crushed gravel on the swale/city right of way without approval & permit.

Remedy - Must obtain a public works permit and pass all inspections, and/or removed crushed gravel from swale.

Owner - EUGENE LAWRENCE SMALL

Code Enforcement Officer Roman

Continued prior to hearing

[CE305415-09](#) 417 Amalfi Avenue
[2321/NOV-22-](#)
[04-0272](#)

Violation Description - Installation of crushed gravel on the swale/city right of way without approval & permit.

Remedy - Must obtain public works permit and pass all inspections and/or remove crushed gravel from swale.

Owner - GUSTAVO PAREDES KARENA ALEXANDRA RIOBOO

Code Enforcement Officer Roman

Continued prior to hearing

[CE301503-04](#)
[0721/NOVI-22](#)
[-05-051](#) 1559 San Benito Avenue

Violation Description- EXP- Property has open and expired permit.
BL-16-12-6569

Remedy- Must reactivate permit/ complete building and obtain all pending inspections to close.

Owner- ATELIER PREMIUM BUILDERS LLC

Code Enforcement Officer Garcia

Guilty/remove fence in 72 hours/ 30 days to re-activate permit and complete in 6 months/\$150.00 a day fine/\$108.75 Admin. Fee

[CE299924-02](#) 745 Minorca Avenue
[0521NOVI-22-](#)
[05-0429](#)

Violation Description - EXP- Property has expired permits.
BL15105964 - exp 8/4/20
BL17020964 - No inspections in last 6 months
BL16117520 - exp 2/19/20

Remedy - Must obtain a permit "extension" for expired permits, continue construction and obtain all outstanding inspections to close.

Owner - MINORCA 745 LLC

Code Enforcement Officer Garcia

Guilt/90 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE291682-03](#) 1520 Valencia Avenue
[0920/NOVI22-](#)
[04-0217](#)

Violation Description - Roof, walls, walkway and sidewalk are all dirty with mold and/or mildew. Shutter on front East side is falling and in disrepair. WWP - on East side door has not stairs (removed) windows are boarded up.

Remedy - Clean roof, walls, walkway and sidewalk.
Obtain permit for stair removal and remove boards from windows.

Owner - JOSE R TERCILLA JTRS

Code Enforcement Officer Schwartz

Guilty/30 days clean roof, driveway and remove plywood from window/6 months to repair stairs/\$150.00 a day fine/\$108.75 Admin. Fee

[CE292971-04](#) 1143 Venetia Avenue
[2020/NOVI22-](#)
[04-0068](#)

Violation Description - WWP - Installation of windows without approval and/or permit.

Remedy - Must obtain "after the fact" permit for installed windows.

Owner - JUSTIN A MILLS

Code Enforcement Officer Schwartz

Deferred for 90 days

[CE305709-10](#)

[1421](#)

[NOVI-22-06-0](#)

[66](#)

101 Miracle Mile

Violation Description - THIS CASE HAS BEEN MIGRATED TO ENERGOV FOR COMPLETION. SEE ENERGOV CASE NOV1-22-06-0665.

Exterior of property needs maintenance: Exterior walls are dirty and discolored, sidewalk is dirty, side door is discolored, front entrance is dirty and items stored in front entrance.

Remedy - Must clean and/or paint. Remove items from front entrance. Obtain approval and permit.

Owner - MIRACLE MILE LLC

Code Enforcement Officer Delgado

Deferred for 60 days

[CE306143-11](#)

[1821/NOVI22-](#)

[05-0331](#)

126 Mendoza Avenue

Violation Description - Replacement of windows without approval and permit.

Remedy - Must obtain approval and permit.

Owner - INTER BUSINESS FACILITATORS LLC

Code Enforcement Officer Delgado

Continued

[CE306968-12](#) 6100 Caballero Boulevard
[2921](#)

Violation Description - Roof/soffit is dirty and in disrepair.

Exterior walls, iron gates and balconies are all dirty and/or discolored.

Parking lot in disrepair.

Opening boarded up with plywood.

Remedy - Roof/soffit needs to be repaired and cleaned.

Exterior walls, iron gates and balconies all need to be cleaned and/or painted.

Parking lot needs to be repaired.

Opening needs to be repaired.

Owner - GABLES WATERWAY PROPERTY LLC

Code Enforcement Officer Quintana

Guilty/30 days to repair railings/60 days to repair roof/\$250.00 a day fine/\$108.75 Admin. Fee

[CE308216-02](#)
[1522/NOV122-](#) 233 Madeira Avenue
[05-0406](#)

Violation Description- Roof, exterior perimeter wall/walkway/sidewalk and parking lot are all dirty and/or discolored.

Remedy- Roof, exterior perimeter wall/walkway/sidewalk and parking lot all need to be cleaned/painted and/or repaired. Might require approval and permits.

Owner- CSB GABLES LLC C/O CHRISTIAN S BRUNO JORGE C BRUNO TRS JC BRUNO MD PA DEFIN

Code Enforcement Officer Quintana

Complied prior to hearing

[CE308409-03](#) 122 Menores Avenue
[0422NOVI-22-05-0369](#)

Violation Description- "This case has been migrated to Energov for completion. See Energov Case #NOVI-22-05-0369

1. Sections 34-202 and 34-203 of the City Code, to wit: failure to maintain (as set forth herein) and register Property as vacant on www.ProChamps.com.
2. Sections 250 and 255 of Chapter 105, Minimum Housing Code, of the City Code; to wit: failure to maintain the structure by allowing: damaged and boarded window(s).
3. Sec. 8-108 (f) and (i) of the City Zoning Code, to wit: demolition by neglect of historic structures; by allowing deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors.

- Remedy- 1. Register the Property as vacant on www.ProChamps.com 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 permits to maintain the Property; to wit: repair the window.
 3. Repair, and preserve the historic Structure and apply for, obtain, and pass final inspection on permits, as required.

Owner- TWJ 1505 LLC

Code Enforcement Officer Quintana

Guilty/30 days to comply/\$250.00 a day fine/\$108.75 Admin. Fee

[NOVI-22-04-0127](#) Parking lot next to 306 Alcazar Ave

Violation Description- Parking lot requires maintenance. Some parking bumpers are in disrepair, some are dirty, asphalt is in disrepair.

Remedy- Comply with Sec. 105-29(a)(4) Parking lot/bumpers/asphalt all needs to be repaired and cleaned. Might require approval and permits.

Owner- William T Muir or Coral Gables Post No 98

Code Enforcement Officer Quintana

Guilty/30 days pull permit/90 days finalize/\$250.00 a day fine/\$108.75 Admin. Fee

[NOVI-22-03-0024](#) 4926 Le Jeune Rd

Violation Description- Chapter 105, Article II, Division I. Section 105-29, Condition of commercial property(a)(4). Entry tiles and sidewalk are dirty/discolored. Lack of proper landscaping.

Remedy- Comply with Sec. 105-29(a)(4) Must clean entry tiles and sidewalk. Must add proper landscaping.

Owner- Helen Jacobstein TRS

Code Enforcement Officer Quintana

Complied prior to hearing

[CE303194-060821](#)

638 Alhambra Circle

Status to be provided

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

6/15/22 Continued at Board

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

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

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

Obtain "after the fact" permit for replaced window.

Owner - Barbara Saenz

Code Enforcement Officer Schwartz

Guilty/90 days to comply/\$150.00 a day fine/\$108.75 Admin. Fee

[CE308261-02](#) 910 Capri Street
[1722NOVI-22-05-0468](#)

Violation Description - Transferred to Energov NOVI-22-05-0468
Chain link fence installed without a permit.

Remedy - Must obtain permit or remove fence.

Owner - Reinaldo Julio Borges Jr. Alice Dahbura Borges

Code Enforcement Officer Garcia

Deferred

STATUS

[CE299986-02](#)
[0821/NOVI22-05-0524](#) 1221 Milan Avenue

Requesting Extension of Time

3/16/22 CEB Guilty/90 days/\$150.00 a day/\$108.75 Admin. fee
Requesting Extension of Fines

Violation Description- WWP- Exterior work on side of property including concrete (elevated patio), 4x4 posts and lighting without required permits.
* Also to include front addition done without permit.

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

Owner- PETER A SALIAMONAS &W ANNE S

Code Enforcement Officer Schwartz

Extension was granted 120 days from 6/17/22

[CE299517-01](#) 827 Ortega Avenue
[1421](#)

3/16/22 Entered into an Agreed Order

5/20/22 Notice of Intent

Returning on request for hearing of Notice of Intent to Lien

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.
2. Sections 227, 250, 252, 254, 255, 275, and 278 of Chapter 105, Minimum Housing Code, of the City Code; to wit: As to the single-family home: Failure to maintain the structure by allowing: extensive fire damage to interior walls; roof, and trusses; holes in the roof; the exterior walls, driveway; front door, garage door, soffits, and roof are dirty; front door is damaged; walkway is cracked and has weeds; damaged and boarded windows.
3. Section 62-151 of the City Code; to wit: Failure to maintain the sidewalk in a clean condition.

Remedy -

1. Register the property 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 permits to maintain the Property; to wit: clean and repair the roof, clean the walls, driveway, and sidewalk, repair; repair the walls, roof, garage, door, windows, and walkway and apply for, obtain, and pass final inspection on color pallet approval to paint the Structure and building permits for repairs, as required.
3. Clean the sidewalk.

**Owner - LOGOS HOMES, INC A/K/A LOGO HOMES INC.
C/O LEONARDO MENDES
REGISTERED AGENT**

Code Enforcement Officer Schwartz

Extension was granted 120 days from original order